



**Monday, March 16, 2026
Monroe Town Board Meeting Agenda**

**Town of Monroe, New York
Town Hall
1465 Orange Turnpike
Monroe, New York**

1. Call to Order

1.1. Pledge to the Flag

2. Motion to Open Town Board Meeting

2.1. Motion to Open Town Board Meeting of March 16, 2026

3. Community Announcements

3.1. Meeting Room Doors

3.2. 2026 Tax Collector's Notice

3.3. Save the Date: 2026 Monroe Clean Sweep

3.4. Community Art Exhibition

3.5. Orange County Executive Neuhaus is pleased to announce the launch of Early Childhood Connections

3.6. Orange County Executive Steve Neuhaus Names Robbie Jacobs Citizen of the Month

3.7. Orange County Executive Neuhaus Announces Return of Summer Youth Employment Program (SYEP)

3.8. Mobile DMV at Town Hall March 30, 2026

3.9. Lakeside Ladies Trivia Night

3.10. 2026 Orange County Household Hazardous Waste & Operation Safe Scripts Pharmaceutical Collection Event

4. Acceptance of Minutes

4.1. Acceptance of March 2, 2026 Minutes

5. Audit of Claims

5.1. Abstract of Audited Vouchers Escrow #26-03

5.2. Abstract of Audited Vouchers Abstract #26-05 General Fund.

6. New Business

6.1. Fund Balance Policy for Website

7. Old Business

7.1. Monroe - Bond Resolution for Water District No.14

7.2. Board Review for Approval or Denial RE STR 308 Lakes Rd.

8. Public Comment

8.1. Rules for Public Comment

8.2. Public Comment

9. Possible motion to adjourn to Executive and or/ Attorney Client Session

9.1. Enter into Executive Session

10. Return to Regular Meeting

10.1. Return to Regular Meeting

11. Adjournment

11.1. Adjournment of Meeting

1. Call to Order

Subject

1.1. Pledge to the Flag

Meeting

March 16, 2026 - Monroe Town Board Meeting Agenda

Type

1. Motion to Open Town Board Meeting

Subject **2.1. Motion to Open Town Board Meeting of March 16, 2026**

Meeting March 16, 2026 - Monroe Town Board Meeting Agenda

Type Action (Resolution)

Motion to Open Town Board Meeting of March 16, 2026

2026-#141

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Open the Town Board Meeting of March 16, 2026, at _____.

1. Community Announcements

Subject	3.1. Meeting Room Doors
----------------	--------------------------------

Meeting	March 16, 2026 - Monroe Town Board Meeting Agenda
---------	---

Type	Information
------	-------------

We are asking all residents to please use the front doors by the flag poles to enter/exit the building. Thank you.

2. Community Announcements

Subject 3.2. 2026 Tax Collector's Notice

Meeting March 16, 2026 - Monroe Town Board Meeting Agenda

Type Information

Town of Monroe
Tax Collector's Notice

Please Take Notice That, the Tax Collector's Office, for the Town of Monroe will be collecting taxes at 1465 Orange Turnpike, Monroe, New York during the months of January 1st – March 31st, 2026 Monday-Friday from 9:00 AM until 2:00 PM.

Payments made after 2:00 PM will be processed the next business day. Additionally, we will be open late on the following dates: January 30, 2026 from 4:00 PM to 6:00 PM, February 27, 2026 from 4:00 PM to 6:00 PM, and March 31, 2026 from 4:00 PM to 6:00 PM.

Payments by mail send to: Town of Monroe Tax Collector
1465 Orange Turnpike
Monroe, NY 10950

For online payments by credit card or e-check, please go to www.monroeny.org and click on View/Pay Bills Online. **Credit card/e-check payments will NOT be accepted at Town Hall.** Please make all checks, cashier's checks or money order payments out to **Town of Monroe Tax Collector. **Please include phone number on check. No cash payments will be accepted.** Payments made during the month of February: a 1% penalty will be added. Payments made during the month of March: a 2% penalty will be added, plus a \$2.00 Second Notice Fee. Last day for acceptance of payment of taxes will be collected on March 31, 2026. **Must be postmarked no later than March 31, 2026.** Tax payments made after March 31, 2026 must be paid to the Orange County Commissioner of Finance (845) 291-2480.

Dated: December 30, 2025

Valerie Bitzer
Tax Collector, Town of Monroe

1. 2026 Tax Notice

Town of Monroe
Tax Collector's Notice

Please Take Notice That, the Tax Collector's Office, for the Town of Monroe will be collecting taxes at 1465 Orange Turnpike, Monroe, New York during the months of January 1st – March 31st, 2026 Monday-Friday from 9:00 AM until 2:00 PM. Payments made after 2:00 PM will be processed the next business day. Additionally, we will be open late on the following dates: January 30, 2026 from 4:00 PM to 6:00 PM, February 27, 2026 from 4:00 PM to 6:00 PM, and March 31, 2026 from 4:00 PM to 6:00 PM.

**Payments by mail send to: Town of Monroe Tax Collector
1465 Orange Turnpike
Monroe, NY 10950**

For online payments by credit card or e-check, please go to www.monroeny.org and click on View/Pay Bills Online. **Credit card/e-check payments will NOT be accepted at Town Hall.** Please make all checks, cashier's checks or money order payments out to **Town of Monroe Tax Collector. ***Please include phone number on check.*** **No cash payments will be accepted.** Payments made during the month of February: a 1% penalty will be added. Payments made during the month of March: a 2% penalty will be added, plus a \$2.00 Second Notice Fee. Last day for acceptance of payment of taxes will be collected on March 31, 2026. **Must be postmarked no later than March 31, 2026.** Tax payments made after March 31, 2026 must be paid to the Orange County Commissioner of Finance (845) 291-2480.

Dated: December 30, 2025

Valerie Bitzer
Tax Collector, Town of Monroe

3. Community Announcements

Subject	3.3. Save the Date: 2026 Monroe Clean Sweep
----------------	--

Meeting	March 16, 2026 - Monroe Town Board Meeting Agenda
---------	---

Type	Information
------	-------------

The 2026 Monroe Clean Sweep event will take place on Saturday, May 2nd, beginning at 8 a.m. in the St. Anastasia Church parking lot located on Route 17M in Harriman. (21 No. Main Street, Harriman). Registration is free at townofmonroeny.gov. Click on Community / Clean Sweep. Shredding, Electronic Recycling, Textile Recycling, Tire Recycling (no rims accepted), oil recycling (Freeman's). Bags and gloves will be provided for all volunteers. Shuttles will be available to/from St. Anastasia's. T-shirts are still available for sponsorship through March 28th for a donation. Monroe Conservation Committee will be presenting environmental information. Available to any resident of the Town/Village of Monroe/Harriman only.

4. Community Announcements

Subject	3.4. Community Art Exhibition
----------------	--------------------------------------

Meeting	March 16, 2026 - Monroe Town Board Meeting Agenda
---------	---

Type	Information
------	-------------

Selected artwork will be displayed on the walls of **Monroe Town Hall**. Artists whose work is chosen will be notified after the submission deadline and provided with instructions for delivering their artwork.

The community art display will be formally recognized during a **Town Board meeting in June**, where participating artists will be invited to attend a public showcase of the artwork.

Additional Notes

- The Town reserves the right to determine the final selection and placement of artwork.

1. Town of Monroe Community Art Exhibition

CALLING ALL ARTISTS

TOWN OF MONROE COMMUNITY ART EXHIBITION

The Town of Monroe invites residents to participate in a Community Art Display to be featured on the walls of Monroe Town Hall.

Residents of all ages and artistic backgrounds are encouraged to submit original artwork for consideration. Selected pieces will be displayed in Town Hall and formally recognized during a Town Board meeting.

ARTWORK MUST BE SUITABLE FOR DISPLAY IN A PUBLIC MUNICIPAL BUILDING AND MUST BE CAPABLE OF BEING HUNG ON A WALL.

Submissions including the artist's name and a photo of the work should be sent by email to Supervisor Maureen Richardson's Office at:

supervisor@townofmonroeny.gov

SUBMISSION DEADLINE: **MAY 4TH**



5. Community Announcements

Subject **3.5. Orange County Executive Neuhaus is pleased to announce the launch of Early Childhood Connections**

Meeting March 16, 2026 - Monroe Town Board Meeting Agenda

Type Information

Orange County Executive Neuhaus is pleased to announce the launch of Early Childhood Connections.

County Executive Neuhaus is pleased to announce the launch of Early Childhood Connections.

1. County Executive Neuhaus - Announces the launch of Early Childhood Connections

County Executive Neuhaus is pleased to announce the launch of Early Childhood Connections, a free service designed to help families, caregivers, and providers navigate the wide range of early childhood resources available throughout the County.

This initiative was developed through the work of the Orange County Infant and Early Childhood Coalition, in collaboration with the Orange County Health Department, Orange County Department of Mental Health, and the Orange County Youth Bureau. Early Childhood Connections ensure that families with young children can more easily access the services and support they need.

“When families have concerns about their child’s development, they deserve clear answers and compassionate support,” said Orange County Executive Steve Neuhaus. “Early Childhood Connections provides a trusted place to turn, one that helps families understand their options and connect to services that support and strengthen children and families across Orange County.”

The phone line provides individualized guidance, resource navigation, and personalized support to families seeking assistance with developmental, behavioral, early learning, or family-support needs. Early Childhood Connections is not a crisis line; rather, it is a navigation and resource support service that helps families understand what services exist, how to access them, and how to connect with the right providers.

Families, caregivers, and early childhood professionals can call 845-615-3613 or email Ecconnections@orangecountygov.com to receive:

- Assistance navigating early childhood programs and community resources
- Support in understanding available developmental, behavioral, and family services
- Help connecting to screenings, early intervention, and early learning supports
- Guidance on next steps when concerns arise about a child’s development
- Information for providers seeking resources for the families they serve

Early Childhood Connections was created to ensure that no family feels alone or overwhelmed when trying to access services for their young children. By offering warm, knowledgeable, and personalized support, the program strengthens the network of care for Orange County’s youngest residents.

“The Orange County Youth Bureau has over 48 years of expertise in promoting Positive Youth Development. Part of that experience includes providing Resource and Referral assistance for children, youth, and families,” shared Orange County Youth Bureau Executive Director Rachel Wilson. “We are especially excited to be a part of this new initiative to better assist families with young children access the information and services they need while providing extra support throughout the process.”

For a brochure with additional information about Resources for Children Ages 0-5 and Families/Caregivers please

visit <https://www.orangecountygov.com/DocumentCenter/View/31409/Family-Infant-and-Early-Childhood-Brochure?bidId=>.

For general media inquiries, contact Rebecca Sheehan, Assistant to the County Executive and Director of Public Information and Media Relations, at 845-291-2700 or presscontact@orangecountygov.com.

Stay connected with County Executive Neuhaus and Orange County Government on social media:

- Facebook: @OrangeCountyNYGovt | @Steve.Neuhaus
- Instagram: @OrangeCountyNYGovt | @Steve.Neuhaus
- X (formerly Twitter): @OCGovNY | @SNeuhausOC

Be sure to also check out the *Blueprint Orange* video series, a behind-the-scenes look at the projects, places, and people that make our County a great place to live. And don't miss the newest episode of *NeuCast*, featuring Fidanza Family Properties, now streaming OrangeCountyGov.com on the County Executive page.

6. Community Announcements

Subject **3.6. Orange County Executive Steve Neuhaus Names Robbie Jacobs Citizen of the Month**

Meeting March 16, 2026 - Monroe Town Board Meeting Agenda

Type Information

Orange County Executive Steve Neuhaus Names Robbie Jacobs Citizen of the Month

1. County Executive Neuhaus - Names Robbie Jacobs Citizen of the Month



Orange County Government
Office of County Executive Steven M. Neuhaus
NEWS RELEASE

For Immediate Release
March 11, 2026

Contact: Rebecca Sheehan
Phone: 845.291.2700

Orange County Executive Steve Neuhaus Names Robbie Jacobs Citizen of the Month

Orange County Executive Steve Neuhaus announced that small business owner Robbie Jacobs, proprietor of Back in the Game Sports Shop in the Village of Florida, has been named Orange County's Citizen of the Month for the month of March, in recognition of his extraordinary generosity and dedication to the community.

Orange County proudly celebrates residents whose actions inspire others and reinforce the strength, compassion, and unity of the community. Jacobs has redefined what it means to give back to the community by using his business to enable families to access affordable sports equipment and to help ease the financial burden that often accompanies youth athletics. Through Back in the Game, he has made a remarkable impact with his acts of kindness that have reached families across Orange County.

"What Robbie Jacobs has built is far more than a business. It is a powerful example of generosity, compassion, and community," said Neuhaus. "Providing families with affordable sports equipment is a tremendous service, but his commitment to giving back goes even further. His generosity and compassion in action have created real joy and hope for countless people in Orange County and beyond."

Guided by the motto, *'Kindness is worth more to me than the profit,'* Jacobs has given away tens of thousands of bicycles to children and families. He collects bikes through donations and personally repairs them before giving them away free of charge. Since taking ownership of Back in the Game at 16 South Main Street, Florida, in June 2021, Jacobs has enabled many children and some adults to have access to the joys and freedom of riding bikes that they might not have otherwise known.

Jacobs says the inspiration for his efforts came early in his tenure at the shop.

“Shortly after we bought the store, a soldier came in with his wife to buy a bike, but they had very little extra money, and he had completed several tours in Iraq,” said Jacobs. “I asked myself how I could help him, and the answer was obvious. I needed to give him the bike. His wife cried, then we all cried, and I was hooked on giving from then on.”

Over the years, Jacobs has witnessed many moments that show the power of a simple act of kindness. “I have given away more than 26,000 bicycles, so it’s difficult to name just one moment,” Jacobs said.

“Helping a young woman obtain a very expensive adaptive bicycle was a recent highlight. Being able to assist young, struggling parents with bikes and strollers for their children is an incredible feeling that has truly changed my life forever. Jacobs added, “I was a greedy corporate type, and I am grateful not to recognize that guy anymore. I’m happy to have the opportunity to help young people and families in this way.”

Jacobs’ generosity extends beyond bicycles. He also provides winter boots, sneakers, cleats, strollers, baby formulas, and other essentials to those in need. He has even added a food pantry to help residents in his neighborhood. Residents across Orange County have seen the difference Jacobs has made, including Orange County Budget Director and Florida resident Deborah Slesinski, who nominated him for the Citizen of the Month honor.

“Robbie offers an incredible selection of bikes and strollers for free, helping families throughout the community,” Slesinski said. “The best part is seeing kids riding their bikes or families strolling through town with smiles on their faces. It’s businesses like Robbie’s and people like him who make our community special.”

Looking ahead, Jacobs hopes to expand both his business mission and outreach efforts to help even more families. “My goal is to help as many people as possible so that every child can try whichever sport they want, even if their parents cannot afford it,” Jacobs said.

Neuhaus noted that Jacobs’ generosity reflects the very best of the Orange County community. “Orange County is fortunate to have a resident and business owner like Robbie, whose kindness strengthens our community,” Neuhaus said. “His dedication has made a meaningful impact, and this recognition celebrates his generous spirit and wonderful example of going above and beyond to make a difference.”

Neuhaus introduced the Citizen of the Month Award in January 2017 to acknowledge outstanding Orange County residents. To nominate someone, email PressContact@orangecountygov.com with subject line: Citizen of the Month Nomination. In the email, please include the nominee’s name, hometown, a list of accomplishments, the reason for your nomination, and any other pertinent information.

For media inquiries, contact Rebecca Sheehan, Assistant to the County Executive and Director of Public Information and Media Relations, at 845-291-2700 or presscontact@orangecountygov.com.

Stay connected with County Executive Neuhaus and Orange County Government on social media:

- Facebook: @OrangeCountyNYGovt | @Steve.Neuhaus
- Instagram: @OrangeCountyNYGovt | @Steve.Neuhaus
- X (formerly Twitter): @OCGovNY | @SNeuhausOC
-

Check out Blueprint Orange, a behind-the-scenes look at the projects, places, and people that make Orange County a great place to live. Don't miss the new OC Local Flavor series, where County Executive Neuhaus visits local eateries and showcases the County's amazing food and businesses. And catch the latest episode of NeuCast, featuring the West Point Museum. All are available on the County Executive's page at [OrangeCountyGov.com](https://www.OrangeCountyGov.com)

7. Community Announcements

Subject **3.7. Orange County Executive Neuhaus Announces
Return of Summer Youth Employment Program (SYEP)**

Meeting March 16, 2026 - Monroe Town Board Meeting Agenda

Type Information

Orange County Executive Neuhaus Announces Return of Summer Youth
Employment Program (SYEP)

1. County Executive Neuhaus - Summer Youth Employment
Program



Orange County Government

Office of County Executive Steven M. Neuhaus

NEWS RELEASE

For Immediate Release
March 6, 2026

Contact: Rebecca Sheehan
Phone: 845-907-2332

Orange County Executive Neuhaus Announces Return of Summer Youth Employment Program (SYEP)

Orange County Executive Steve Neuhaus announced the return of the Summer Youth Employment Program (SYEP), an initiative that has provided meaningful work opportunities for local youth for more than 30 years.

Funded through the Temporary Aid to Needy Families (TANF) grant, SYEP primarily serves youth from low-income families, helping provide pathways to greater stability and opportunity. The program connects youth ages 14 to 20 with employers across Orange County, offering hands-on work experiences that build job readiness, confidence, and essential skills. Last year, participants worked with local businesses, nonprofits, and municipalities, including the City of Newburgh Aquatic Center, Foeller's Men's Shop, Legoland New York, New Wonders Learning Center, High-Class Motorsports, Hudson Valley Christian Church, and the Salvation Army in the City of Port Jervis.

"SYEP gives youth in Orange County a terrific opportunity to gain work experience, build confidence, and develop skills that will benefit them for years to come," said Neuhaus. "Programs like this are an investment in the future of our youth and the long-term strength of our community."

The program helps to keep youth engaged, supports workforce development, and fosters personal growth while strengthening the broader community. Participants gain experience in responsibility, teamwork, and communications, all skills that are essential for any career.

“The Summer Youth Employment Program is one of the most impactful initiatives our department leads,” said Steve Knob, Director of the Orange County Employment and Training Administration. “By connecting youth with meaningful work experiences, we help them build skills, confidence, and career pathways that will benefit them for years to come.”

The program also enjoys strong support from local employers.

“When we first partnered with SYEP, we didn’t know what to expect, but the experience exceeded our expectations,” said Doria Paci, owner of Betty’s Snack Bar in Newburgh. “Our participant was reliable, motivated, and great with customers; he quickly became part of our Betty’s family.”

This partnership between youth and local employer’s highlights SYEP’s broader impact.

“The Orange County Summer Youth Employment Program is a valuable investment in our community,” added Heather Bell, President and CEO of the Orange County Chamber of Commerce and Vice Chair of the Workforce Development Board. “By connecting young people with meaningful work experiences, we’re building skills and confidence today while strengthening our future workforce.”

The program continues to see strong interest. Last summer, more than 500 youth applied and over 400 were placed at worksites across the County.

“SYEP is about much more than summer jobs,” said Karina Fabiano, Youth Coordinator with the Orange County Employment and Training Administration. “It gives young people the chance to gain workplace experience, build confidence, and develop relationships with mentors and employers who prepare them for the future.”

Participants consistently praise the program for its real world impact.

“My experience working at the Boys and Girls Club summer camp through SYEP was an amazing introduction to being a camp counselor,” said 2025 participant Jahaad Thomas-Guillen. “I built meaningful connections with the kids and staff, gained confidence, and enjoyed helping the kids learn and have fun. It was an unforgettable experience.”

Another participant, Alyssa Miller, shared a similar perspective, stating “Participating in SYEP helped me build confidence, improve my communication skills, and gain real-world experience in a professional environment. I learned the importance of responsibility, time management, and teamwork, and I’m grateful to have been part of a program that invests in young people.”

For more information about the Summer Youth Employment Program and how to apply, visit: <https://www.orangecountygov.com/1449/Summer-Youth-Employment-Program-2026>

Application for youth – deadline April 10:

<https://www.orangecountygov.com/DocumentCenter/View/31491/Complete-YOUTH-SYEP-2026-Application--PDF>

Worksite application – deadline April 30:

<https://www.orangecountygov.com/DocumentCenter/View/32974/Complete-2026-Summer-Youth-Worksite-Application-PDF>

For general media inquiries, contact Rebecca Sheehan, Assistant to the County Executive and Director of Public Information and Media Relations, at 845-291-2700 or presscontact@orangecountygov.com.

Stay connected with County Executive Neuhaus and Orange County Government on social media:

- Facebook: @OrangeCountyNYGovt | @Steve.Neuhaus
- Instagram: @OrangeCountyNYGovt | @Steve.Neuhaus
- X (formerly Twitter): @OCGovNY | @SNeuhausOC

Be sure to also check out the *Blueprint Orange* video series, a behind-the-scenes look at the projects, places, and people that make our County a great place to live. And don't miss the newest episode of *NeuCast*, featuring the West Point Museum, now streaming on the County Executive's Page at OrangeCountyGov.com.

8. Community Announcements

Subject 3.8. Mobile DMV at Town Hall March 30, 2026

Meeting March 16, 2026 - Monroe Town Board Meeting Agenda

Type Information

Mobile DMV at Town Hall March 30, 2026

Orange County Clerk Kelly Eskew invites you to the Orange County Mobile DMV Unit. Transactions Offered: All Registration Transactions, all License Transactions including Real/Enhanced, Enforcement Transactions. Monday, March 30, 2026, 10:00AM-12PM, closed 12-1pm, 1-3:30pm. Monroe Town Hall, 1465 Orange Tpke., Monroe, NY 10950. Please visit dmv.ny.gov for all necessary original documents needed before your visit to the Mobile DMV. Expect some delays due to the high volume of customers applying for the REAL or Enhanced ID.

1. Town of Monroe March DMV

ORANGE COUNTY CLERK KELLY A. ESKEW
INVITES YOU TO THE
ORANGE COUNTY MOBILE DMV OFFICE
Monday March 30, 2026

Town of Monroe
1465 Orange TPKE
Monroe NY 10950

Hours:

10:00am - 12:00pm

(Closed 12:00pm - 1:00pm)

1:00pm - 3:30pm



Transactions Offered at the Mobile DMV Office:

All Registration transactions

All License transactions including REAL/Enhanced ID

Enforcement transactions

Please visit dmv.ny.gov for all necessary original documents needed before your visit to the Mobile DMV.

Expect some delay due to the high volume of customers applying for the REAL or Enhanced ID.



9. Community Announcements

Subject **3.9. Lakeside Ladies Trivia Night**

Meeting March 16, 2026 - Monroe Town Board Meeting Agenda

Type Information

Lakeside Ladies Trivia Night

Lakeside Ladies Trivia Night

Date: Friday, April 10, 2026

Snow Date: Saturday, April 11, 2026

Time: 6:30 PM Doors Open

Games Start at 7:00 PM and goes to 9:00 PM or later

Cost: \$40 per person

Location: Lakeside Fire and Rescue Company 147 W. Mombasha Rd., Monroe

RSVP: Laura 845-325-8238

Bring your own drinks and snacks

Trattoris Italiana GWL will be there making pizza and is donating 20% of sales to the Lakeside Ladies Aux.

Tricky Tray Baskets

50/50 Raffle

Dessert will be provided

Reserve your table today. 8 people to a table. Teams of 4.

1. TRIVIA SCANNED FINAL COPY



Lakeside Ladies is
hosting a



RESERVE YOUR
TABLE TODAY!
8 PEOPLE TO A
TABLE!
TEAMS OF 4!

NIGHT!

Bring your own
Drink's
&
Snack's



Trattoria Italiana
GWL
Will be there making
pizza and is donating
20% of Sales to the
Lakeside Ladies Aux!



TRICKY TRAY
BASKETS

50/50
Raffle

Dessert
will be
provided!

DATE: Friday April 10, 2026

Snow Date: Saturday April 11, 2026

TIME: 6:30pm Doors Open

Games Start at 7:00pm and goes to 9:00pm
or later

COST: \$40.00 per person

LOCATION: Lakeside Fire and Rescue Company

147 W. Mombasha Road

Monroe, NY 10950

RSVP: to Laura 845-325-8238

10. Community Announcements

Subject **3.10. 2026 Orange County Household Hazardous Waste & Operation Safe Scripts Pharmaceutical Collection Event**

Meeting March 16, 2026 - Monroe Town Board Meeting Agenda

Type Information

2026 Orange County Household Hazardous Waste & Operation Safe Scripts Pharmaceutical Collection Event Saturday, March 21, 2026 9AM-3PM (Rain or Shine)
OCTS #1 Maintenance Garage, 21 Training Center Lane, New Hampton, NY
Entrance across from the Mid-Hudson Psychiatric Center.
Please see Flyer for details of what is/not accepted.

1. 2026 Hazardous Waste Event

2026 Orange County Household Hazardous Waste & Operation Safe Scripts Pharmaceutical Collection Events

Saturday, March 21, 2026

OCTS #1 Maintenance Garage, 21 Training Center Lane, New Hampton, NY

Entrance Across from Mid-Hudson Psychiatric Center

9AM to 3PM – RAIN OR SHINE!

Sponsored by Orange County DPW Division of EF&S., O.C. Sheriff's Office, PaintCare, and County Executive Steven M. Neuhaus, Co-Sponsored by NYSDEC

Wet Latex, Acrylic, and Water Based Paint

NOW ACCEPTED!



What to Bring

- **Oil and now Wet Latex/Water Based Paints**
- Stains and Varnishes
- Paint Thinners & Strippers
- Wood Preservatives
- Resins, Rosins & Adhesives
- Polishes for Furniture, Floor & Metal
- Cleaners for Rug & Upholstery
- Cleaners for Oven, Toilet Bowl & Drain
- Swimming Pool Chemicals
- Pesticides, Herbicides, Insecticides
(Including Lawn Care Products)
- **Fluorescent Bulbs**
- Spot Removers
- Dry Cleaning Solvents
- Lighter Fluids, Camp size propane tanks
- Septic Tank Degreasers
- Full or Partially Full Aerosol Cans
- Rubber Cement, Airplane Glue
- Photo Chemicals, Chemistry Sets
- Engine Degreasers
- Carburetor Cleaners, Car Waxes
- Kerosene, Gasoline, Gas/Oil Mixes
- Fire Extinguishers
- Mercury Thermostats, Thermometers
- **Pharmaceutical Drugs**
- Rechargeable (Ni-Cd) Batteries
- Auto and Tractor Batteries
- Transmission Fluids, Brake Fluids
- Motor Oil & Antifreeze

Also accepted at Orange County Transfer Stations 1, 2, & 3.
(Located at: New Hampton, Newburgh, Port Jervis)

What **NOT** to Bring

- Electronics, Computers, VCR's
- Home Appliances
- Tires of any kind
- BBQ Propane Tanks
- Household Batteries
- **Dried Latex Paint**
- **Smoke Detectors**
- Ammunition
- Fireworks
- Explosives
- **Medical Sharps**
- Radioactive Materials
- Unknown Gases
- Controlled Substances
- Pathological Material

Take to your local
Transfer Station

Bag and throw in Trash

Contact company on back of unit

Call the Police Department

Take back to the hospital

Call (845)

291-2640

<http://www.orangecountygov.com/efs>

esiljkovic@orangecountygov.org

- COVID-19 safety protocols may apply.
- Please load your materials in the rear of your vehicle.
- For your safety, please remain in your vehicle.
- Event staff will unload your materials.
- No smoking on site.
- Valid ID showing Orange County residency.

1. Acceptance of Minutes

Subject

4.1. Acceptance of March 2, 2026 Minutes

Meeting

March 16, 2026 - Monroe Town Board Meeting Agenda

Type

Action (Resolution)

Acceptance of March 2, 2026 Minutes

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to accept the Minutes of March 2, 2026.

1. TB 3-2-2026 DRAFT Meeting Minutes

DRAFT
Town of Monroe
Town Board Minutes
Monday, March 2, 2026
(www.townofmonroeny.gov)

Generated by Valerie Bitzer

Members Present

Maureen Richardson, Sal Scancarello, Bethany Stephens, Luis Rivera, Mary Bingham
Town Counsel - Darius Chafizadeh

Call to Order

1.1. Pledge to the Flag

The Supervisor led the room in the Pledge of Allegiance.

I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, one Nation, under God, indivisible, with liberty and justice for all.

Motion to Open Town Board Meeting

2.1. Motion to Open Town Board Meeting of March 2, 2026

2026-#116

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Open the Town Board Meeting of March 2, 2026, at 7:06 PM.

On a motion by Supervisor Richardson, seconded by Town Councilmember Bingham

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

Community Announcements

3.1. Meeting Room Doors

We are asking all residents to please use the front doors by the flag poles to enter/exit the building. Thank you.

3.2. 2026 Tax Collector's Notice

March 2, 2026, is the last day for the February penalty amount to be collected. Beginning March 3, 2026, a 2% penalty plus a \$2.00-second notice fee will be added to the base amount of the tax bill. Second notices will be going out on March 5, 2026. The Tax Collector's office will be open until 6:00 PM on March 27th. March 31st is the last day to make payments. After that, all unpaid bills will be sent to the County where additional

penalties will be added. Currently, at 85% collected.

3.3. Save the Date: 2026 Monroe Clean Sweep

The 2026 Monroe Clean Sweep event will take place on Saturday, May 2nd, beginning at 8 a.m. in the St. Anastasia Church parking lot located on Route 17M in Harriman. (21 No. Main Street, Harriman). Registration is free at townofmonroeny.gov. Click on Community / Clean Sweep. Shredding, Electronic Recycling, Textile Recycling, Tire Recycling (no rims accepted), oil recycling (Freeman's). Bags and gloves will be provided for all volunteers. Shuttles will be available to/from St. Anastasia's. T-shirts are still available for sponsorship through March 28th for a donation. Monroe Conservation Committee will be presenting environmental information. Available to any resident of the Town/Village of Monroe/Harriman only.

3.4. Blood Drive at Journey Church

Emergency Blood Shortage

Blood Drive at Journey Church, Harriman, NY, March 11, 2026 11AM-3PM

3.5. AARP Tax Preparation

AARP Tax Preparation Services

Sr. Center 101 Mine Rd., Monroe, NY

9 AM–1:00 PM every Friday through 1st week in April

Packets available at Sr. Center

3.6. Monroe Free Library Mini Job Fair

Monroe Free Library Mini Job Fair Attending Businesses:

- Custodian
- Trades
- Interns
- HHA/PCA
- Team Member
- NYS Trooper
- Office Assistant
- Correction Officer
- Surveillance Security Officer
- Healthcare Professionals
- Food Service
- Direct Support Professional

Please register at Job Seeker Registration

<https://forms.office.com/pages/responsepage.aspx?id=6rhs9AB5EE2M64Dowcge56E94I9suE1Gre7tRuxXQzZURUIaMFI4TDYxNVdTU00yTkVTWDZHWE9WNY4u&route=shorturl> Wednesday, March 4, 2026, 12:00 PM-3:00 PM

Monroe Free Library

44 Millpond Parkway
Monroe, NY 10950

Please bring copies of your resume. Professional attire, please.

For more information about this event, contact Jamiyla Cody at Jamiyla.Cody@labor.ny.gov

3.7. Mobile DMV at Town Hall March 30, 2026

Orange County Clerk Kelly Eskew invites you to the Orange County Mobile DMV Unit.

Transactions Offered: All Registration Transactions, all License Transactions including Real/Enhanced, Enforcement Transactions. Monday, March 30, 2026, 10:00AM-12PM, closed 12-1pm, 1-3:30pm. Monroe Town Hall, 1465 Orange Tpke., Monroe, NY 10950. Please visit dmv.ny.gov for all necessary original documents needed before your visit to the Mobile DMV.

Expect some delays due to the high volume of customers applying for the REAL or Enhanced ID.

3.8. Submitted Grant Projects

Town of Monroe's current grants activity report for the month of February 2026. Please see some highlights from the last month of activity below:

- The DASNY State and Municipal (SAM) Grant was submitted for \$80,000 for the acquisition of a trailer leaf loader for the Highway Department.
- The NYS Local Government Efficiency Grant Program was submitted for \$27,000 to support the relocation of the Village's court services to the Town Hall.
- FY27 Community Project Funding requests are due to Congressman Ryan's office this Wednesday, with requests due to the Senate Offices on 3/22. We are still confirming a project. Will be resubmitting WD No. 14 at the recommendations of Millennium Strategies and Congressman Ryan's office.
- Currently, we are working on a DHSES V-FIRE Grant application with the Monroe Joint Fire District. This deadline was extended until March 11th, and the MJFD is taking the additional time to prepare their application.

Moving forward, we have sent over information for some upcoming grant opportunities that may be of interest, including the following:

- NYS DEC Open Space Conservation Grant Program, due April 15th
- NY Places for Learning, Activity, and Youth Socialization (NY PLAYS) Grant Program, due June 15th

Public Hearing

4.1. Motion to Open the Continuation of the Public Hearing RE: Road Improvement Petition, Seven Springs Road Realignment

2026-#117

BE IT RESOLVED that the Town of Monroe Made a Motion to Open the Continuation of the Public Hearing RE: Road Improvement Petition, Seven Springs Road Realignment.

On a motion by Supervisor Richardson, seconded by Town Councilmember Scancarello

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

The following residents signed up for Public Comment RE the Continuation of the Public Hearing RE: Road Improvement Petition, Seven Springs Road Realignment.

*NO PUBLIC COMMENT

- Town Clerk Valerie Bitzer: No Public Comment.
- Supervisor Richardson: Is anyone representing the application here tonight? It doesn't look like Dan Richmond's here.
- Town Counsel Chafizadeh: I've been talking to Mr. Richmond. I think there's still a few things we need to get over before you can continue. (Inaudible). Sorry. So, my recommendation is that you would adjourn the Public Hearing for another 30 days and then maybe we can get everything lined up by then with them.
- Supervisor Richardson: Val, do we have a date for 30 days from now? (Inaudible)
- Town Clerk Valerie Bitzer: I would say that would probably be April 6th, because the next meeting is March 16th, followed by April 6th or April 20th.
- Supervisor Richardson: Supposed to be here (inaudible).
- Town Counsel Chafizadeh: Let's do April 6th.
- Supervisor Richardson: Okay.

4.2. Motion to Keep Open the Continuation of the Public Hearing RE: Road Improvement Petition, Seven Springs Road Realignment

2026-#118

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Keep Open the Continuation of the Public Hearing RE: Road Improvement Petition, Seven Springs Road Realignment until April 6, 2026, at 7:00 PM or soon there-after.

On a motion by Supervisor Richardson, seconded by Town Council Member Rivera

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

Acceptance of Minutes

5.1. Acceptance of February 2, 2026 Minutes

2026-#119

BE IT RESOLVED that the Town Board of the Town of Monroe accepts the Minutes of February 2, 2026.

On a motion by Supervisor Richardson, seconded by Town Councilmember Bingham

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

Audit of Claims

6.1. General Fund Abstract of Audited Vouchers #26-03

2026-#120

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve Abstract of Audited Claims General Fund #26-03 totaling \$6,382,435.29.

On a motion by Supervisor Richardson, seconded by Town Councilmember Bingham

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

Budget Transfer

7.1. Budget Transfer Abstract #2025-16

2026-#121

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve Budget Transfer Abstract #2025-16 totaling \$10,929.20 for Expenditure Adjustments.

ABSTRACT OF BUDGET TRANSFERS

TOWN OF MONROE

DATE OF AUDIT: February 17, 2026

ABSTRACT 2025-16

2025 EXPENDITURE ADJUSTMENTS

Requested By: Justice Court

DATE GL NO. DESCRIPTION Account Trans In Trans Out

2/5/2026 JUSTICE COURT CONTRACTUAL A000-1110-4500-00 500.00

JUSTICE COURT OTHER EXPENSES A000-1110-4109-00 500.00
JUSTICE COURT EDUCATION, DUES, MTGS A000-1110-4189-00 5.00
JUSTICE COURT IT SUPPORT A000-1110-4223-00 5.00
JUSTICE COPIER & POSTAGE LEASE A000-1110-4500-03 484.53
JUSTICE COURT IT SUPPORT A000-1110-4223-00 484.53
JUSTICE COURT PS FULL-TIME A000-1110-1020-00 9,939.67
9,939.67
10,929.20 10,929.20

On a motion by Supervisor Richardson, seconded by Town Councilmember Bingham

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

7.2. Budget Transfer Abstract #2025-17

2026-#122

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve Budget Transfer Abstract #2025-17 totaling \$148,474.65 for Expenditure Adjustments.

ABSTRACT OF BUDGET TRANSFERS

TOWN OF MONROE

DATE OF AUDIT: February 17 , 2026

ABSTRACT 2025-17

2025 EXPENDITURE ADJUSTMENTS

DATE GL NO. DESCRIPTION Account Trans In Trans Out

2/5/2026 Town Council IT Support A000-1010-4223-00 62.50

Town Council Other Expense A000-10110-4109-00 62.50

Town Council Contractual A000-1010-4500-00 47.98

Town Council Other Expenses A000-1010-4109-00 47.98

Supervisor PS Full Time Employees A000-1220-1020-01 2,564.64

Supervior PS A000-1220-1001-00 2,564.64

Budget Officer PS A000-1340-1010-00 1,908.00

Budget Officer PS PT Employee A000-13440-1030-00 1,908.00

Assessor Equipment A000-1355-2000-00 1,917.67

Assessor Education, Dues, Mtgs A000-1355-4189-00 1,917.67

Town Clerk TARA Spray & Neuter A00-1410-4891-00 571.50

Town Clerk Education, Dues, Meetings A000-1410-4189-00 102.75

Town Clerk IT Support A000-1410-4223-00 468.75

HR Consultant A000-1430-4500-00 7,267.58

Hospital & Medical Insurance A000-9060-8000-00 7,267.58

Shared Services Gas & Electric Snr Cntr A000-1620-4210-00 2,774.68

Shared Services Gas & Electric 1465 A000-1620-4210-08 2,774.68
Shared Services Water Usage A000-1620-4240-00 52.00
Shared Services Refuse 1465 A000-1620-4230-00 52.00
Shared Services Building Security A000-1620-4260-00 660.00
Shared Services Refuse 1465 A000-1620-4230-00 660.00
Shared Services Fire Inspections A000-1620-4271-00 10.00
Shared Services Refuse 1465 A000-1620-4230-00 10.00
Shared Services Building Repair & Maint A000-1620-4303-00 5,921.92
Shared Services Gas & Electric 1465 A000-1620-4210-08 5,921.92

ABSTRACT OF BUDGET TRANSFERS

TOWN OF MONROE

DATE OF AUDIT: February 17 , 2026 ABSTRACT 2025-17

2025 EXPENDITURE ADJUSTMENTS

Requested By:

Theater Building Elevator Inspection/Maint A000-1622-4270-00 250.00
Theater Building Sewer Assessment A000-1622-1950-00 250.00
Theater Building Repair & Maintenance A000-1622-4303-00 7,575.91
Hospital & Medical Insurance A000-9060-8000-00 7,575.91
Central Printing Postage A000-1670-4400-00 3,974.82
Central Data Equipment A000-1680-2000-00 3,974.82
Central Data Processing Internet A000-1680-4222-00 312.59
Central Communication Phones A000-1650-4220-00 312.59
Ambulance EMT Coverage A000-4540-4502-00 22,208.57
Ambulance Adv. Life Support Intercep A000-4540-4503-00 22,145.00
Ambulance Auto Insurance A000-4540-4600-00 63.57
Parks Other Expenses A000-7110-4109-00 17,786.82
Parks Equipment A000-7110-2000-00 2,300.00
Alex Smith Pav. Repair & Maintenance A000-7120-4303-00 10,746.12
Parks & Cemetery Repair & Maintenance A000-7110-4303-00 2,872.75
Mombasha Park Engineering A000-7121-4020-00 1,867.95
Mombasha Park Refuse A000-7121-4230-00 2,130.67
Mombasha Park Engineering A000-7121-4020-00 2,130.67
O&R Property Refuse A000-7126-4230-00 1,367.13
O&R Property Repair & Maintenance A000-7126-4303-00 1,367.13
Senior Center Events & Gatherings A000-7620-4106-00 345.81
Senior Center Equipment A000-7620-2000-00 345.81
Senior Center Building Repair & Maint. A000-7620-4303-00 178.85
Senior Center Woodshop A000-7620-4303-02 178.85
Senior Center Contractual A000-7620-4500-00 88.00
Senior Center Non-Routine Maint. A000-7620-4303-03 88.00
State Retirement A000-9010-8000-00 67,441.00
Hospital & Medical Insurance A000-9060-8000-00 67,441.00
Disability Insurance A000-9055-8000-00 1,056.01 1,056.01

Hospital & Medical Insurance A000-9060-8000-00

148,474.65 148,474.65

On a motion by Supervisor Richardson, seconded by Town Councilmember Bingham

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

7.3. Budget Transfer Abstract #2025-18

2026-#123

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve Budget Transfer Abstract #2025-18 totaling \$12,047.85 for Expenditure Adjustments.

ABSTRACT OF BUDGET TRANSFERS

TOWN OF MONROE

DATE OF AUDIT: February 17, 2026

ABSTRACT 2025-18

2025 EXPENDITURE ADJUSTMENTS

Requested By: Planning/ZBA

DATE GL NO. DESCRIPTION Account Trans In Trans Out

2/12/2026 MS4 Annual Report B000-1440-4020-01 982.65

Engineering - General & Administrative B000-1440-4020-00 982.65

Zoning Legal General & Administrative B000-8010-4010-00 5,925.00

Zoning Equipment B000-8010-2000-00 2,343.75

Zoning Board PS Members B000-8010-1020-00 3,581.25

Planning Legal General & Administrative B000-8020-4010-00 921.35

Zoning Board PS Members B000-8010-1020-00 921.35

Planning Engineering General & Admin. B000-8020-4020-00 890.85

Planning Legal Lawsuits B000-8020-4010-01 890.85

State Retirement B000-9010-8000-00 3,328.00

Planning Legal Lawsuits B000-8020-4010-01 3,328.00

12,047.85 12,047.85

On a motion by Supervisor Richardson, seconded by Town Councilmember Bingham

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

Audit of Claims

8.1. Escrow Fund Abstract of Audited Vouchers #26-02

2026-#124

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve Abstract of Audited Vouchers Escrow Fund #26-02 totaling \$22,104.35.

On a motion by Supervisor Richardson, seconded by Town Councilmember Bingham

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

8.2. General Fund Abstract of Audited Vouchers #26-04

2026-#125

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve Abstract of Audited Claims #26-04 totaling \$171,570.68.

On a motion by Supervisor Richardson, seconded by Town Councilmember Bingham

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

Cash Transfers

9.1. Cash Transfer Abstract

2026-#126

BE IT RESOLVED that the Town Board of the Town of Monroe approves Cash Transfer Abstract 2026-02 in the amount of \$100,341.46. (Funds were deposited to wrong account)

CASH TRANSFERS - Tax Collector

TOWN OF MONROE

DATE OF AUDIT: February 23, 2026

ABSTRACT #CASH 2026-02

DATE GL NO. DESCRIPTION Account Trans To Trans From

Funds were deposited to wrong acct

2/23/2026 Tax Collector account XXX0747 100,341.46

Town Clerk account XXX0739 100,341.46

100,341.46 100,341.46

On a motion by Supervisor Richardson, seconded by Town Councilmember Bingham

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

New Business

10.1 PKF O'Connor Davies Audit Status and Town Budget Presentation

***Please refer to the presentation booklet on the website within the Agenda.**

Agenda

Audit Conclusion - December 31, 2024

-Overview & Required Communications

-2024 General Fund Revenues & Expenditures Compared to Budget

-2024 Revenues Summary

-2024 Expenditures Summary

-General Fund Balance – 5 Year History

-Other Fund Balances

-Debt Service – Bonds

Audit Status – December 31, 2025

Overview & Required Communications

Responsibility of Management & Those Charged With Governance

-Selecting and implementing appropriate accounting policies

-Fairly presenting the financial statements in accordance with U.S. GAAP

-Establishing and maintaining effective internal control over financial reporting

-Compliance with laws, regulations and provisions of contracts and agreements

-Providing all financial records and related information to the auditors

Setting proper tone at the top

Our Responsibility

-Deliverable

Independent Auditors' Report: Unmodified Opinion

Required Communications to TCWG

Management Letter

-Communicate any fraud or illegal acts that are noted during the audit

-We encountered no significant difficulties in the conduct of our audit

-No uncorrected misstatements

-No disagreements with management

-Timeline

Prelims (January 2nd – 3rd, 2025)

Fieldwork (March 31st – April 4th, 2025)

2024 General Fund Revenues & Expenditures Compared to Budget

	Original Budget	Final Budget	Actual
Revenues	\$ 4,770,437	\$ 4,837,272	\$ 4,720,304
Expenditures	5,604,762	5,671,597	5,834,361
Excess of Revenues Over Expenditures	(834,325)	(834,325)	(1,114,057)
	200,000	200,000	-
	(80,000)	(80,000)	(80,000)
	(714,325)	(714,325)	(1,194,057)
	714,325	714,325	3,541,097
	\$ -	\$ -	\$ 2,347,040

2024 Revenues Summary

	Original Budget	Final Budget	Actual	Varian Final E
Real property tax	\$ 2,023,615	\$ 2,023,615	\$ 2,023,615	\$ -
Non- property tax distribution from County	265,000	265,000	343,288	78,288
Departmental income	65,475	65,475	110,923	45,448
Property and room rental	172,365	172,365	100,147	(72,218)
Fines and forfeited bail	535,000	535,000	320,094	(214,906)
State aid - Mortgage tax	620,500	620,500	559,973	(60,527)
State aid - Bus	160,000	160,000	214,361	54,361
State aid - Other	105,475	105,475	3,620	(101,855)
Federal aid - ARPA	-	-	-	-
Miscellaneous - Unclassified	33,500	33,500	143,402	109,902

Transfer In - Highway Fund	<u>200,000</u>	<u>200,000</u>	<u>-</u>	<u>(200,000)</u>
Sub-total Major Revenues	4,180,930	4,180,930	3,819,423	(361,507)
Other revenues	<u>789,507</u>	<u>856,342</u>	<u>900,881</u>	<u>44,530</u>
Total Revenues and Other Financing Sources	\$ 4,970,437	\$ 5,037,272	\$ 4,720,304	\$ (316,836)

2024 Expenditures Summary

	Original Budget	Final Budget	Actual	
General Government Support:				
Justice	\$ 349,939	\$ 350,094	\$ 305,760	
Town Clerk	241,350	241,357	162,986	
Buildings	482,655	492,539	439,750	
Contingency	60,000	23,880	-	
Other General Government Support	1,163,049	1,220,429	1,175,908	
Public Safety	34,242	35,465	33,693	
Health - Ambulance	291,710	291,720	257,453	
Transportation				
Bus operations	679,664	714,664	670,722	
Other transportation	309,232	308,234	299,156	
Culture and Recreation				
Mombasha park	33,100	26,317	16,317	'
Senior center	112,865	112,865	92,491	2
Other Culture and Recreation	92,188	99,266	79,568	'
	Original Budget	Final Budget	Actual	
Home and Community Services	9,800	9,800	3,704	
Employee Benefits				
Medical and dental insurance	1,031,145	1,029,069	898,906	
Other Employee Benefits	372,976	375,051	360,433	
Debt Service				
Principal - Serial bonds	162,811	162,811	162,811	
Interest - Serial bonds	56,536	56,536	56,536	

Interest - Bond anticipation notes	<u>121,500</u>	<u>121,500</u>	<u>818,167</u>
Total Expenditures	5,604,762	5,671,597	5,834,361
Transfers Out - Capital Projects Fund	80,000	80,000	80,000
Transfers Out - Other Funds	—	—	—
Total Expenditures & Other Financing Uses	\$ 5,684,762	\$ 5,751,597	\$ 5,914,361

General Fund Balance – 5 Year History

	2024	2023	2022	2021
Nonspendable	\$ 121,140	\$ 111,938	\$ 98,514	\$ 94,039
Prepaid expenditures				
Leases	-	-	8,930	-
Total Nonspendable	121,140	111,938	107,444	94,039
Restricted	-	20,346	-	-
Parklands				
Debt service	276,333	133,380	-	-
Pension benefits	-	-	7,376	7,096
Total Restricted	276,333	153,726	7,376	7,096
Assigned	1,581	325	-	-
Purchases on order				
Subsequent year's expenditure	740,000	714,000	50,000	140,000
Total Assigned	741,581	714,325	50,000	140,000
Unassigned	1,207,986	2,561,108	3,478,160	2,648,241
Total Fund Balance	\$ 2,347,040	\$ 3,541,097	\$ 3,642,980	\$ 2,889,376
Subsequent Year's Budget	\$ 6,948,522	\$ 5,684,437	\$ 5,189,118	\$ 5,176,952
Unassigned as a % of Budget	17.4%	45.1%	67.0%	51.2%

Other Fund Balances (*See spreadsheet attached to Agenda)

Debt Service - Bonds

Outstanding Debt Summary - Bonds Payable

Purpose	Year of Issue	Original Issue Amount	Final Maturity	Interest Rates	Ar Ot ec 20 20
Public Improvements	2020	\$ 3,679,000	August, 2040	2.00 %	\$:
Judgements and Claims	2020	365,000	August, 2030	1.20 - 2.32	23
Water District 12	2020	247,500	August, 2030	1.20 - 2.32	15
Public Improvements	2021	890,000	October, 2026	0.75 - 1.18	36
Public Improvements	2022	213,000	March, 2029	3.00	15
					\$:

Payments to Maturity
Year Ending
Bonds

General Obligations

December 31, 2025	Principal \$ 435,000	Interest \$ 76,042
2026	445,000	69,514
2027	265,000	62,332
2028	270,000	56,917
2029	275,000	51,073
2030-2034	1,010,000	184,724
2035-2039	1,040,000	85,100
2040	220,000	4,400
	\$ 3,960,000	\$ 590,102

Audit Status Update – December 31, 2025

Audit Progress:

–Preliminary audit fieldwork completed (February 9th – 10th, 2026)

Testing controls

Risk assessment

Management override of internal controls

Revenue recognition due to fraud

Planning in process

Outstanding items

2026 Budget Overview

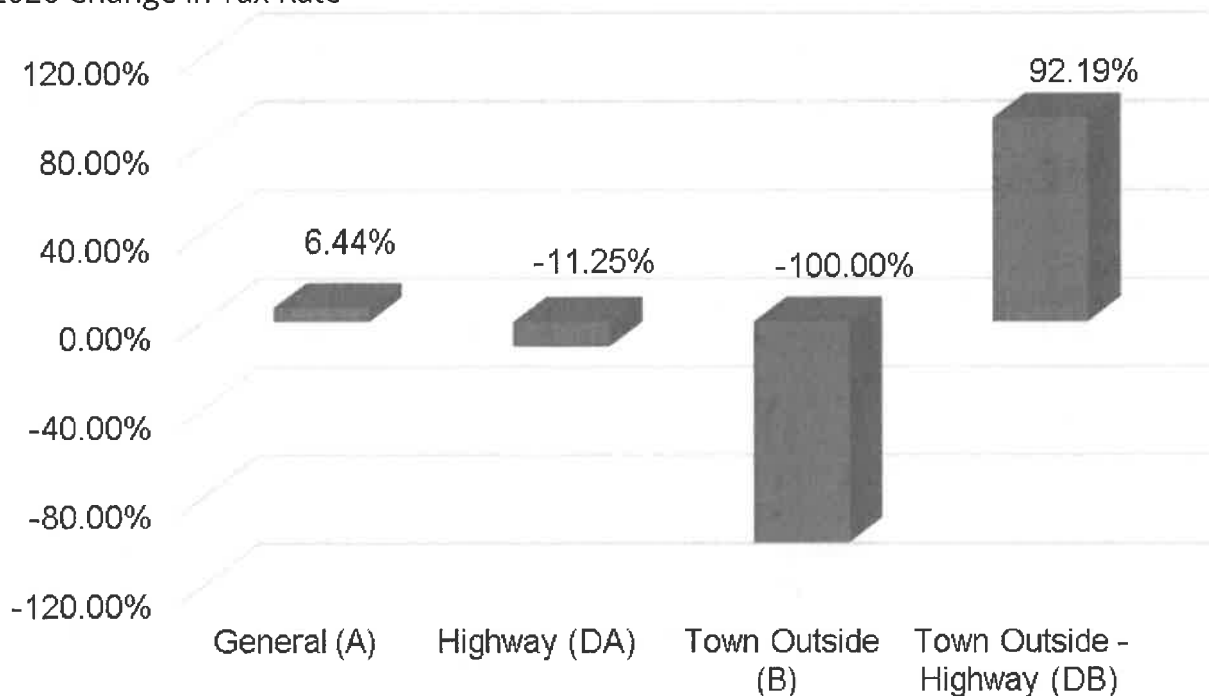
Included in Adopted Budget

		2026 Tax Year				
Town Funds		Appropriation	Less Revenue	Less Fund Balance	Tax Levy	Taxable Value
General Fund - Town Wide	A	6,816,162	3,728,070	450,000	2,638,092	412,496,53
General Fund - Part Town	B	1,513,069	1,513,069	-	(566,788)	213,547,54
Highway Fund - Town Wide	DA	1,444,805	273,951	425,000	745,854	412,496,53
Highway Fund - Part Town	DB	2,215,524	721,367	-	1,494,158	213,547,54
		11,989,560	6,236,456	875,000	4,311,316	
		Tax Rate A and DA				
		Tax Rate A, B, DA, DB				

Numbers Actually Processed

		2026 Tax Year				
Town Funds		Appropriation	Less Revenue	Less Fund Balance	Tax Levy	Taxable Value
General Fund - Town Wide	A	6,816,162	3,728,070	450,000	2,638,092	412,496,53
General Fund - Part Town	B	1,513,069	1,513,069	-	(0)	213,547,54
Highway Fund - Town Wide	DA	1,444,805	273,951	425,000	745,854	412,496,53
Highway Fund - Part Town	DB	2,215,524	721,367	-	1,494,158	213,547,54
		11,989,560	6,236,456	875,000	4,878,104	
		Tax Rate A and DA				
		Tax Rate A, B, DA, DB				

2026 Change in Tax Rate



Contact Us
Melissa Szot, CPA, CGMA Partner
mszot@pkfod.com | 914-341-7096

10.2 Motion to Approve 2026 Clean Sweep Quote from Upcycle

2026-#127

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve the quote from Upcycle for Electronic Recycling on May 2, 2026, in conjunction with Clean Sweep in the amount of \$750.

On a motion by Supervisor Richardson, seconded by Town Council Member Rivera

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

10.3 Deputy Town Clerk

2026-#128

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion authorizing Town Clerk Valerie Bitzer to place an Ad on Indeed for a 2nd Deputy Town Clerk as Patricia Kasch is retiring March 31, 2026.

On a motion by Supervisor Richardson, seconded by Town Councilmember Stephens

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

10.4 Town of Monroe Highway Department is seeking Town Board approval to authorize the release and return of the driveway entrance permit bond for Permit No. 2024-01 in the amount of \$3,000.00

2026-#129

BE IT RESOLVED that the Town Board of the Town of Monroe "Request from the Town of Monroe Highway Department seeking Town Board approval to authorize the release and return of the driveway entrance permit bond for Permit No. 2024-01 in the amount of \$3,000.00. The bond was posted in connection with work performed for the Orange and Rockland Utilities temporary mobile substation project located on Larkin Drive. The Highway Superintendent has conducted all required final inspections of the completed improvements and has determined that the work has been satisfactorily completed. Based upon the Superintendent's determination and recommendation, approval is requested to

release and refund the bond in the amount of \$3,000.00 to the original depositor.

On a motion by Supervisor Richardson, seconded by Town Councilmember Stephens

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

- 10.5 Appointment of Adam Rodd on behalf of Drake & Loeb LLC as Planning Board Attorney Alternate and Authorization for the Supervisor to sign the retainer agreement

2026-#130

BE IT RESOLVED that the Town Board of the Town of Monroe appoints Adam Rodd on behalf of Drake & Loeb LLC as Planning Board Attorney Alternate and authorizes the Supervisor to sign the retainer agreement.

On a motion by Town Councilmember Bingham, seconded by Town Councilmember Stephens

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

- 10.6 Appointment of David Chen on behalf of Bleakly, Platt, & Schmidt

2026-#131

BE IT RESOLVED that the Town Board of the Town of Monroe appoints David Chen on behalf of Bleakly, Platt, & Schmidt as Zoning Board Attorney at a rate of \$275/hr and authorizes the Supervisor to sign the outlined retainer agreement.

On a motion by Town Councilmember Bingham, seconded by Town Councilmember Stephens

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

- 10.7 Purchase of New Federally Mandated Mail Machine

2026-#132

BE IT RESOLVED that the Town Board of the Town of Monroe authorizes the purchase of a new federally mandated mail machine per the outlined term schedule of 60 months with

Pitney Bowes.

On a motion by Supervisor Richardson, seconded by Town Councilmember Stephens

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

10.8 IMA between the Village of Harriman and Town of Monroe

2026-#133

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion authorizing the Supervisor to sign the IMA between the Village of Harriman and the Town of Monroe RE the exemption of the parcels in the Village of Harriman within the Town of Monroe.

On a motion by Town Councilmember Bingham, seconded by Town Councilmember Stephens

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

10.9 Award of Bid to Core Down Drilling LLC in the amount of \$36,950.00 related to the construction of Highway Department Site Remediation.

2026-#134

BE IT RESOLVED that the Town Board of the Town of Monroe hereby awards the bid for the Highway Department Site Remediation project to Core Down Drilling LLC in the amount of \$36,950.00

On a motion by Supervisor Richardson, seconded by Town Councilmember Stephens

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

2026-#134A

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion authorizing the Supervisor to sign the final Core Down Drilling LLC Agreement for the Highway Department Site Remediation subject to Attorney approval.

On a motion by Town Councilmember Bingham, seconded by Town Councilmember

Stephens

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

- 10.1 Motion to schedule a public hearing for a Short Term Rental Application at 308 Lakes Road
0. Monroe, NY 10950

2026-#135

BE IT RESOLVED that the Town Board of the Town of Monroe made a motion to schedule a public hearing for a Short-Term Rental Application at 308 Lakes Road, Monroe, NY 10950 for March 16th, 2026 at 7:00PM or soon there after.

On a motion by Supervisor Richardson, seconded by Town Council Member Rivera

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

- 10.1 RPTL Exemption Town of Palm Tree/Village of KJ
1.

2026-#136

BE IT RESOLVED that the Town Board of the Town of Monroe exempts all eligible municipally owned parcels owned by the Village of KJ/Town of Palm Tree according to RPTL 406. Motion also includes authorizing the Supervisor to sign the RPTL Exemption Agreement with Village of KJ/Palm Tree subject to Attorney approval.

On a motion by Town Councilmember Bingham, seconded by Town Councilmember Scancarello

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

- 10.1 RPTL Exemption Village of Monroe
2.

2026-#137

BE IT RESOLVED that the Town Board of the Town of Monroe exempts all eligible municipally owned parcels owned by the Village of Monroe according to RPTL 406. Motion

also includes authorizing the Supervisor to sign the RPTL Exemption Agreement with Village of Monroe subject to Attorney approval.

Motion From the Floor

11.1 MELT Act

2026-#138

BE IT RESOLVED that the Town Board of the Town of Monroe Made the following Resolution by Supervisor Richardson and seconded by Councilwoman Bingham:

Resolution in support of the New York **MELT Act** (Mandating End of Lawless Tactics)

WHEREAS, in June 2025 the United States Immigration and Customs Enforcement began conducting widespread and publicized raids searching for undocumented immigrants in local communities; and

WHEREAS, immigration agents are commonly seen covering their faces with masks and wearing plainclothes while undertaking these raids, avoiding certainty of who had conducted the operation; and

WHEREAS, individuals who are conducting raids and covering their faces may be impersonating police officers and immigration agents, which erodes trust in law enforcement and undermines community safety; and

WHEREAS, currently pending before the State Legislature is the Mandating End of Lawless Tactics (MELT) Act, which would prohibit law enforcement from unnecessarily covering their faces, purely to obscure identity, while conducting operations in the state of New York, and require officers to be identifiable by their uniform, whether with name or another identifier; and

WHEREAS, the MELT Act would apply to a local, state, and federal law enforcement agencies, but also ensure that officers can continue to utilize gear necessary to protect themselves from physical harm, including no prohibition on line of duty face coverings;

NOW, THEREFORE, BE IT RESOLVED, that by adoption of this Resolution, the Town Board of the Town of Monroe calls on the New York State Legislature to reintroduce and pass, and asks the Governor to sign, the MELT Act, which would prohibit law enforcement from covering their faces while conducting operations in the state of New York, and require officers to be identifiable by their uniform, whether with name or other identifier.

Further be it Resolved, that the Town Board of the Town of Monroe will send certified copies of this resolution to Senator James Skoufis, Assemblymember Karl Brabenec, and Assemblymember Christopher Eachus.

On a motion by Supervisor Richardson, seconded by Town Councilmember Bingham

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

11.2 Consultant Services RE: Finance Department

2026-#139

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion authorizing the Supervisor to sign the agreement with RBT Accounting Services subject to Attorney approval.

On a motion by Town Councilmember Bingham, seconded by Town Council Member Rivera

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

Public Comment

12.1 Rules for Public Comment

12.2 Public Comment

The following residents signed up for Public Comment:

- Carol Sotoropoulis
- Kate Troiano
- Rick Colon

- Carol Sotoropoulis: Asked about the procedure for MELT Act (NY For All Act)
- Kate Troiano: Reiterated what Carol Sotoropoulis spoke about regarding ICE. Urges the Town of Monroe to pass the NY For All Act.
- Rick Colon: Thanked two prior speakers. Law Enforcement should have to identify themselves. Thanked the Town Board for bringing in PFK O'Connor Davies.
- Richard Troiano: Questioned the Budget and new things that may come up.

Possible motion to adjourn to Executive and or/ Attorney Client Session

13.1 Enter into Executive Session

.
*NO ACTION AT THIS TIME

Return to Regular Meeting

14.1 Return to Regular Meeting

.
*NO ACTION AT THIS TIME

Adjournment

15.1 Adjournment of Meeting

2026-#140

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to adjourn the meeting of March 2, 2026, at 8:46 PM.

On a motion by Supervisor Richardson, seconded by Town Councilmember Scancarello

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None
.

1. Audit of Claims

Subject	5.1. Abstract of Audited Vouchers Escrow #26-03
----------------	--

Meeting	March 16, 2026 - Monroe Town Board Meeting Agenda
---------	---

Type	Action (Resolution)
------	---------------------

Abstract of Audited Vouchers Escrow #26-03.

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe approves Abstract of Audited Vouchers Escrow #26-03 totaling \$9,543.40.

1. 26-03 escrow



ABSTRACT OF AUDITED VOUCHERS

TOWN OF MONROE

Escrow

DATE OF AUDIT: MARCH 16, 2026

Abstract #26-03 Escrow

Total Claims: \$ 9,543.40

Vendor	PO #	Description	Amount	Check Id	Check Date
MHE ENGINEERING	26-00247	20 Owen Drive	1,290.20	2276	3/13/2026
MHE ENGINEERING	26-00248	Henry Farms	890.50	2276	3/13/2026
MHE ENGINEERING	26-00249	Home Depot	194.00	2276	3/13/2026
MHE ENGINEERING	26-00250	Hirsch 47 Seven Springs	76.50	2276	3/13/2026
MHE ENGINEERING	26-00251	Zimmerman	211.50	2276	3/13/2026
MHE ENGINEERING	26-00252	290 Mountain View Dr	481.10	2276	3/13/2026
MHE ENGINEERING	26-00253	O&R Substation	502.50	2276	3/13/2026
MHE ENGINEERING	26-00254	Raywood M&M LLC	288.60	2276	3/13/2026
MHE ENGINEERING	26-00255	Shorte & Sweet	908.00	2276	3/13/2026
MHE ENGINEERING	26-00273	Meadow Hill Subdivision	1,168.60	2276	3/13/2026
MHE ENGINEERING	26-00274	Pallotti Village	77.60	2276	3/13/2026
MHE ENGINEERING	26-00275	20 Owen Dr	1,254.00	2276	3/13/2026
MHE ENGINEERING	26-00276	Henry Farm	155.20	2276	3/13/2026
MHE ENGINEERING	26-00278	Moses Hirsch	525.60	2276	3/13/2026
MHE ENGINEERING	26-00280	Raywood M&M LLC	599.50	2276	3/13/2026
MHE ENGINEERING	26-00281	Shorte & Sweet	485.00	2276	3/13/2026
WESTON & SAMPSON ENGINEERS	26-00265	Henry Farm	435.00	2277	3/13/2026

TOTAL

9,543.40

2. Audit of Claims

Subject **5.2. Abstract of Audited Vouchers Abstract #26-05 General Fund.**

Meeting March 16, 2026 - Monroe Town Board Meeting Agenda

Type Action (Resolution)

Abstract of Audited Vouchers Abstract #26-05 Gen

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe approves Abstract of Audited Vouchers Abstract #26-05 General Fund totaling \$315,490.95.

1. 26-05 GEN



ABSTRACT OF AUDITED VOUCHERS

TOWN OF MONROE

General Fund

DATE OF AUDIT: MARCH 16, 2026

Abstract #26-05 Gen

TOTAL

\$315,490.95

Vendor	PO #	Description	Amount	Check Id	Check Date
AGL WELDING SUPPLY, INC.	26-00402	WELDING MATERIALS	84.84	38057	3/13/2026
ALL GAS & WELDING SUPPLY CO IN	26-00403	CYLINDER LEASE	27.00	38058	3/13/2026
AMAZON CAPITAL SERVICES	26-00345	FACIAL TISSUES - 8 PK	10.78	38059	3/13/2026
AMAZON CAPITAL SERVICES	26-00345	5PK PHILIPS CR2450 BATTERIES	23.50	38059	3/13/2026
AMAZON CAPITAL SERVICES	26-00345	PEEL PRINTABLE ADDRESS LABELS	16.39	38059	3/13/2026
AMAZON CAPITAL SERVICES	26-00345	VINYL HOUSE NUMBERS- 100PCS	4.29	38059	3/13/2026
AMAZON CAPITAL SERVICES	26-00345	VINYL HOUSE NUMBERS- 100PCS	4.29	38059	3/13/2026
AMAZON CAPITAL SERVICES	26-00345	BATTERIES- 10 PK	6.99	38059	3/13/2026
AMAZON CAPITAL SERVICES	26-00346	COFFEE GROUNDS	12.99	38059	3/13/2026
AMAZON CAPITAL SERVICES	26-00346	GOLDFISH CRACKERS- 30PK	31.98	38059	3/13/2026
AMAZON CAPITAL SERVICES	26-00346	REVERSIBLE BOARD FOR GAMES	63.96	38059	3/13/2026
AMAZON CAPITAL SERVICES	26-00346	12PK OF PLAYING CARDS	33.98	38059	3/13/2026
AMAZON CAPITAL SERVICES	26-00346	DECAF COFFEE GROUNDS	18.68	38059	3/13/2026
AMAZON CAPITAL SERVICES	26-00346	DOMINOS SET	79.16	38059	3/13/2026
AMAZON CAPITAL SERVICES	26-00346	DECAF K-CUP COFFEE PODS	39.98	38059	3/13/2026
AMAZON CAPITAL SERVICES	26-00346	RUMMY TILE GAME	80.00	38059	3/13/2026
AMAZON CAPITAL SERVICES	26-00346	12IN ACRYLIC MIRROR	27.59	38059	3/13/2026
AMAZON CAPITAL SERVICES	26-00346	2FT WIRE SHELF	113.52	38059	3/13/2026
AMAZON CAPITAL SERVICES	26-00346	K-CUP COFFEE PODS	37.32	38059	3/13/2026
AMAZON CAPITAL SERVICES	26-00346	INK CARTRIDGE- 4PK	59.99	38059	3/13/2026
AMAZON CAPITAL SERVICES	26-00346	FIRE EXTINGUISHER BRACKET	17.08	38059	3/13/2026
AMAZON CAPITAL SERVICES	26-00346	50 SLOT BLUEPRINT STORAGE RACK	169.08	38059	3/13/2026
AMAZON CAPITAL SERVICES	26-00346	SHIPPING & HANDLING FOR RACKS	40.02	38059	3/13/2026
AMAZON CAPITAL SERVICES	26-00346	DISCOUNTS	-4.48	38059	3/13/2026
ARKEL MOTORS INC	26-00404	CREDIT ON ACCOUNT FROM AUG2025	-450.00	38060	3/13/2026
ARKEL MOTORS INC	26-00404	WINDSHIELD WIPERS - SHOP	247.77	38060	3/13/2026
ARKEL MOTORS INC	26-00404	TUBES & HOSE - SHOP	1,272.91	38060	3/13/2026
ARKEL MOTORS INC	26-00404	TRANSMISSION FLUID - SHOP	153.12	38060	3/13/2026
BADGER METER	26-00385	FEB 2026 SOFTWARE SERVICES	378.30	38061	3/13/2026
BECKS HOME & GARDEN CORP	26-00419	RATCHET BAT KIT & FURL GRINDER	471.99	38062	3/13/2026
BECKS HOME & GARDEN CORP	26-00419	PICTURE HANG KIT	16.99	38062	3/13/2026
BECKS HOME & GARDEN CORP	26-00419	VARIOUS HILLMAN SCREWS	36.19	38062	3/13/2026
BECKS HOME & GARDEN CORP	26-00419	20 GAL WINDSHIELD WASH FLUID	10.47	38062	3/13/2026



ABSTRACT OF AUDITED VOUCHERS

TOWN OF MONROE

General Fund

DATE OF AUDIT: MARCH 16, 2026

Abstract #26-05 Gen

TOTAL

\$315,490.95

Vendor	PO #	Description	Amount	Check Id	Check Date
BILT-WELL FENCE CO., INC.	26-00375	FENCE REPAIRS - LG PK DOG PARK	100.00	38063	3/13/2026
CALLAHAN & NANNINI QUARRY, INC	26-00405	89.2 TON GRANITE SAND	1,784.00	38064	3/13/2026
cb20 Inc	26-00386	JAN 2026 MONTHLY AZURE SERVICE	157.63	38065	3/13/2026
CCI INTEGRATORS, INC.	26-00365	REPAIRS & SECURITY MAINTENANCE	419.94	38066	3/13/2026
CCI INTEGRATORS, INC.	26-00366	RELOCATION OF CAMERAS SNR CNTR	600.00	38066	3/13/2026
NYS COMPENSATION ALLIANCE	26-00393	2026 EST ANNUAL ASSESSMNT INV	1,757.66	38067	3/13/2026
NYS COMPENSATION ALLIANCE	26-00393	2026 EST ANNUAL ASSESSMNT INV	472.42	38067	3/13/2026
NYS COMPENSATION ALLIANCE	26-00393	2026 EST ANNUAL ASSESSMNT INV	574.37	38067	3/13/2026
NYS COMPENSATION ALLIANCE	26-00393	2026 EST ANNUAL ASSESSMNT INV	2,769.26	38067	3/13/2026
NYS COMPENSATION ALLIANCE	26-00393	2025 EST ANNUAL ASSESSMNT INV	280.49	38067	3/13/2026
NYS COMPENSATION ALLIANCE	26-00394	Q1 2026 ANNUAL WC ASSESSMENT	7,373.80	38067	3/13/2026
NYS COMPENSATION ALLIANCE	26-00394	Q1 2026 ANNUAL WC ASSESSMENT	1,981.93	38067	3/13/2026
NYS COMPENSATION ALLIANCE	26-00394	Q1 2026 ANNUAL WC ASSESSMENT	2,409.61	38067	3/13/2026
NYS COMPENSATION ALLIANCE	26-00394	Q1 2026 ANNUAL WC ASSESSMENT	11,617.68	38067	3/13/2026
NYS COMPENSATION ALLIANCE	26-00394	Q1 2026 ANNUAL WC ASSESSMENT	1,176.71	38067	3/13/2026
CORSI TIRE OF OSSINING, INC.	26-00407	TRUCK FLAPS INTALL	1,627.70	38068	3/13/2026
CROWN CASTLE FIBER, LLC	26-00387	MAR 2026 INTERNET SERVICE	625.00	38069	3/13/2026
CUSTOM BANDAG OF NEWBURGH, LLC	26-00408	(14) TIRES	2,353.54	38070	3/13/2026
DRAKE LOEB PLLC	26-00262	PB VS Summercrest	300.00	38071	3/13/2026
DRAKE LOEB PLLC	26-00264	PB VS Brach & Mann	125.30	38071	3/13/2026
EDMUNDS GOVTECH, INC.	26-00388	CLERK MAINT 5/1/26-4/30/27	2,228.51	38072	3/13/2026
EXCEL MONITORING CO LLC	26-00376	JAN 20 2026 SERVICE CALL	900.00	38073	3/13/2026
FERRELLGAS	26-00409	PROPANE DELIVERY - WD #12	626.15	38074	3/13/2026
FEERICK NUGENT MACCARTNEY PLLC	26-00377	DEC 2025 LEGAL SERVICES	3,685.00	38075	3/13/2026
FEERICK NUGENT MACCARTNEY PLLC	26-00378	JAN 2026 TAX CERTIOTARI	1,375.00	38075	3/13/2026
FEERICK NUGENT MACCARTNEY PLLC	26-00379	VILLAGE OF MONROE VS TWN LITIG	165.00	38075	3/13/2026
FEERICK NUGENT MACCARTNEY PLLC	26-00380	MONROE (TEAMSTERS/GARCIA) LIT	165.00	38075	3/13/2026
FOX LEDGE, INC.	26-00382	02/05/26 WATER	7.75	38076	3/13/2026
FOX LEDGE, INC.	26-00382	2/19/26 WATER	7.75	38076	3/13/2026
FOX LEDGE, INC.	26-00382	2/05/26 WATER	25.00	38076	3/13/2026
FOX LEDGE, INC.	26-00382	2/19/26 WATER	25.00	38076	3/13/2026
FRONTIER	26-00389	2/24/26-03/23/26 PHONE SERVICE	2,180.14	38077	3/13/2026
FRONTIER	26-00389	3/1/26-3/31/26 PHONE SERVICE	339.59	38077	3/13/2026



ABSTRACT OF AUDITED VOUCHERS

TOWN OF MONROE

General Fund

DATE OF AUDIT: MARCH 16, 2026

Abstract #26-05 Gen

TOTAL

\$315,490.95

Vendor	PO #	Description	Amount	Check Id	Check Date
GEORGE CARNEY ENTERTAINMENT	26-00003	MAR 2026 CONSULTING	4,129.81	38078	3/13/2026
HARRIS BEACH MURTHA CULLINA	26-00341	FEB 2026 ATTORNEY FEES	10,500.00	38079	3/13/2026
HOME DEPOT CREDIT SERVICES	26-00340	REDGID EXT CORD	149.94	38080	3/13/2026
HOME DEPOT CREDIT SERVICES	26-00340	HUSKY INDS. HOT WATER PISTOL	44.44	38080	3/13/2026
HOME DEPOT CREDIT SERVICES	26-00340	LIGHT BULB & 80FT CABLE KIT	97.25	38080	3/13/2026
HOME DEPOT CREDIT SERVICES	26-00340	VARIOUS PIPE SUPPLIES	214.57	38080	3/13/2026
HOME DEPOT CREDIT SERVICES	26-00340	BATTERIES	18.87	38080	3/13/2026
HOME DEPOT CREDIT SERVICES	26-00340	VARIOUS NIPPLE FITTINGS	53.54	38080	3/13/2026
HUDSON RIVER TRUCK EQUIPMENT	26-00410	RODS/NUTS/SPRINGS - TRK 2 & 6	374.10	38081	3/13/2026
HUDSON RIVER TRUCK EQUIPMENT	26-00410	RODS/NUTS/SPRINGS - TRK 6	364.36	38081	3/13/2026
HUDSON RIVER TRUCK EQUIPMENT	26-00410	VARIOUS REPAIR EQPMNT - TRK 15	3,290.22	38081	3/13/2026
INTERSTATE WASTE SERVICES, INC	26-00383	FEB 2026 CONTRACT	204,504.72	38082	3/13/2026
INTERSTATE WASTE SERVICES, INC	26-00383	FEB 2026 WASTE SERVICES HWY	115.00	38082	3/13/2026
INTERSTATE WASTE SERVICES, INC	26-00383	FEB 2026 WASTE SERVICES SR CTR	38.34	38082	3/13/2026
INTERSTATE WASTE SERVICES, INC	26-00383	FEB 2026 WASTE MAINTENANCE	38.33	38082	3/13/2026
INTERSTATE WASTE SERVICES, INC	26-00383	FEB 2026 WASTE SERVICES DAR	38.33	38082	3/13/2026
INTERSTATE WASTE SERVICES, INC	26-00383	FEB 2026 SINGLE STREAM	13,494.05	38082	3/13/2026
INTERSTATE WASTE SERVICES, INC	26-00383	FEB 2026 1465 ORANGE TURNPIKE	103.86	38082	3/13/2026
KNOW HOW AUTO SUPPLY, LLC	26-00412	SPARK PLUGS & WIRE KIT - TRK20	191.91	38083	3/13/2026
KNOW HOW AUTO SUPPLY, LLC	26-00412	ENGINE COOLINT SYTM TEMP-TRK20	46.98	38083	3/13/2026
KNOW HOW AUTO SUPPLY, LLC	26-00412	NAPA TRAINING CLASS- KYDN/KOWA	219.90	38083	3/13/2026
KONICA MINOLTA BUSINESS	26-00384	BIZHUB C250I 12/01/25-2/28/26	165.29	38084	3/13/2026
KONICA MINOLTA BUSINESS	26-00384	BIZHUB C250I FEB 2026	33.50	38084	3/13/2026
KONICA MINOLTA BUSINESS	26-00384	BIZHUB 301I DF-714 2/1-2/28-26	142.30	38084	3/13/2026
KONICA MINOLTA BUSINESS	26-00384	BIZHUB C651I 2/1/26 -2/28-26	350.74	38084	3/13/2026
SARAH MALDONADO	26-00420	SCANNING 21 HOURS @ \$18	378.00	38085	3/13/2026
MARINA'S PIZZA	26-00344	4 LG PIZZA'S - SR. CENTER	71.00	38086	3/13/2026
CHRISTIAN MELENDEZ	26-00406	TIRE/RIM DAMAGE REIMBURSEMENT	710.74	38087	3/13/2026
MONTGOMERY OVERALL	26-00370	DAR RUGS 02/06/26	17.50	38088	3/13/2026
MONTGOMERY OVERALL	26-00370	DAR RUGS 02/13/26	17.50	38088	3/13/2026
MONTGOMERY OVERALL	26-00370	DAR RUGS 02/20/26	17.50	38088	3/13/2026
MONTGOMERY OVERALL	26-00370	DAR RUGS 02/27/26	17.50	38088	3/13/2026
MONTGOMERY OVERALL	26-00371	FEB 2026 COVERALL SERVICES	20.70	38088	3/13/2026



ABSTRACT OF AUDITED VOUCHERS

TOWN OF MONROE

General Fund

DATE OF AUDIT: MARCH 16, 2026

Abstract #26-05 Gen

TOTAL

\$315,490.95

Vendor	PO #	Description	Amount	Check Id	Check Date
MONTGOMERY OVERALL	26-00371	FEB 2026 COVERALL SERVICES	20.70	38088	3/13/2026
MONTGOMERY OVERALL	26-00371	FEB 2026 COVERALL SERVICES	20.70	38088	3/13/2026
MONTGOMERY OVERALL	26-00371	FEB 2026 COVERALL SERVICES	20.70	38088	3/13/2026
EDWIN MORALES	26-00369	2026 EYECARE REIMBURSE-MORALES	500.00	38089	3/13/2026
JOHN MULLIGAN	26-00411	CLOTHING ALLOWANCE- J MULLIGAN	192.53	38090	3/13/2026
MONROE-WOODBURY CENTRAL SCHOO	26-00372	FEB 2026 FUEL DAR	2,323.14	38091	3/13/2026
MONROE-WOODBURY CENTRAL SCHOO	26-00413	FEB 2026 FUEL - WATER	186.49	38091	3/13/2026
MONROE-WOODBURY CENTRAL SCHOO	26-00413	FEB 2026 FUEL - HWY	6,165.26	38091	3/13/2026
NEW LIFE MOBILITY	26-00367	BUS #48 HYDROLIC LIFT SERVICE	671.00	38092	3/13/2026
NORTHEAST UTILITY EQUIPMENT	26-00414	ANNUAL OSHA/ANSI INSPECTION	800.00	38093	3/13/2026
NEW YORK COMMUNICATION CO INC	26-00401	MAR 2026 HWY RADIO LEASE	973.00	38094	3/13/2026
NEW YORK COMMUNICATION CO INC	26-00401	MAR 2026 DAR RADIO LEASE	708.00	38094	3/13/2026
ORANGE COUNTY ELEVATOR	26-00381	ELEVATOR MAINTENANCE - THEATER	250.00	38095	3/13/2026
ORANGE COUNTY ELEVATOR	26-00381	ELEVATOR MAINTENANCE -TWN HALL	250.00	38095	3/13/2026
ORANGE COUNTY ELEVATOR	26-00381	ELEVATOR MAINTENANCE - THEATER	250.00	38095	3/13/2026
ORANGE COUNTY ELEVATOR	26-00381	ELEVATOR MAINTENANCE - THEATER	250.00	38095	3/13/2026
OPTIMUM	26-00397	MARCH 2026 INTERNET	92.76	38096	3/13/2026
OPTIMUM	26-00418	03/08/26-04/07/26 INTERNET DAR	172.11	38096	3/13/2026
OPTIMUM	26-00418	03/08/26-04/07/26 INTERNET	140.45	38096	3/13/2026
OFFICE OF THE STATE COMPTROLLE	26-00390	JANUARY 2026 COURT FEES	4,484.00	38097	3/13/2026
PITNEY BOWES GLOBAL FINANCIAL	26-00398	METER REFILL 01/13/26-04/12/26	887.31	38098	3/13/2026
PITNEY BOWES BANK INC PURCHASE	26-00374	FEB 2026 METER REFILL-JUSTICE	454.33	38099	3/13/2026
SOUTH CENTRAL PLANNING & DEVEL	26-00399	FEB 2026 PERMIT & PROPERTY	490.42	38100	3/13/2026
SHOPRITE SUPERMARKETS, INC.	26-00342	SNACKS & SUPPLIES	86.27	38101	3/13/2026
SHOPRITE SUPERMARKETS, INC.	26-00342	SNACKS & SUPPLIES	188.50	38101	3/13/2026
SHOPRITE SUPERMARKETS, INC.	26-00342	SNACKS & SUPPLIES	119.83	38101	3/13/2026
SHOPRITE SUPERMARKETS, INC.	26-00342	SNACKS & SUPPLIES	17.97	38101	3/13/2026
THE ANIMAL RIGHTS ALLIANCE INC	26-00373	4 - SPAY/NEUTER SURGERIES	200.00	38102	3/13/2026
TIFCO INDUSTRIES, INC.	26-00415	ABSORBANT PADS & OXIDE CUTOFF	509.67	38103	3/13/2026
TOSHIBA BUSINESS SOLUTIONS-NY	26-00400	ESTUDIO 330AC MAR 2026	22.21	38104	3/13/2026
TOSHIBA BUSINESS SOLUTIONS-NY	26-00400	ESTUDIO 4515AC MAR 2026	65.10	38104	3/13/2026
TOSHIBA BUSINESS SOLUTIONS-NY	26-00400	ESTUDIO 330AC MAR 2026	23.71	38104	3/13/2026
TIFFANY TRUEX	26-00368	2026 EYECARE REIMBUSE - TRUEX	424.00	38105	3/13/2026



ABSTRACT OF AUDITED VOUCHERS

TOWN OF MONROE

General Fund

DATE OF AUDIT: MARCH 16, 2026

Abstract #26-05 Gen

TOTAL

\$315,490.95

Vendor	PO #	Description	Amount	Check Id	Check Date
WECHSLER POOL & SUPPLY CO.	26-00416	5 GAL CHLORINE CARBOY - WD2	53.50	38106	3/13/2026
WECHSLER POOL & SUPPLY CO.	26-00416	5 GAL CHLORINE CARBOY - WD12	53.50	38106	3/13/2026
WECHSLER POOL & SUPPLY CO.	26-00416	5 GAL CHLORINE CARBOY - WD14	53.50	38106	3/13/2026
WERNER'S ACE HARDWARE #17435	26-00417	20LP PROPANE REFILL	25.90	38107	3/13/2026
			315,490.95		

1. New Business

Subject	6.1. Fund Balance Policy for Website
----------------	---

Meeting	March 16, 2026 - Monroe Town Board Meeting Agenda
---------	---

Type	Action (Resolution)
------	---------------------

Fund Balance Policy for Website

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe

1. Old Business

Subject **7.1. Monroe - Bond Resolution for Water District No.14**

Meeting March 16, 2026 - Monroe Town Board Meeting Agenda

Type Action (Resolution)

Monroe - Bond Resolution for Water District No.14

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe

1. MonroeT-45578 -\$577,539-Water District No.14 res_imm (No
 OCPH) 3_16_2026

HAWKINS

HAWKINS DELAFIELD & WOOD LLP
140 BROADWAY, NEW YORK, NY 10005
(212) 820-9300 | HAWKINS.COM

(212) 820-9620

March 4, 2026

Town of Monroe, New York
Increase and Improvement of the Water District No. 14
(Our File Designation: 0636/45578)

Hon. Maureen Richardson
Town Supervisor
Town of Monroe
1465 Orange Turnpike
Monroe, New York 10950

Dear Supervisor Richardson:

With respect to the increase and improvement of facilities of Water District No. 14, we have prepared and enclose herewith the Bond Resolution to be considered by the Town Board on March 16, 2026 and the summary form of the Bond Resolution with the prescribed form of Clerk's notice affixed in readiness for publication.

The bond resolution is to be published, in summary, in the official Town newspaper together with the statutory form of notice, thereby commencing a 20-day statute of limitations period pursuant to the provisions of Section 80.00 *et seq.* of the Local Finance Law.

Please forward to me certified copies of the original Affidavit of Publication from the newspaper, when available.

With best regards, I am

Very truly yours,



William J.. Jackson

WJJ/ml
Enclosures

FOUNDED 1854

CALIFORNIA CONNECTICUT DISTRICT OF COLUMBIA MICHIGAN
NEW JERSEY NEW YORK NORTH CAROLINA OREGON

EXTRACT OF MINUTES

Meeting of the Town Board of the

Town of Monroe, in the County of Orange, New York

March 16, 2026

A meeting of the Town Board of the Town of Monroe, in the County of Orange, New York, was held at the Town Hall, 1465 Orange Turnpike, Monroe, New York, on March 16, 2026.

There were present: Hon. Maureen Richardson, Supervisor; and

Board Members: Mary Bingham, Councilperson
J. Luis Rivera, Councilperson
Salvatore Scancarello, Councilperson
Bethany Stephens, Councilperson

There were absent:

Also present: Valerie Bitzer, Town Clerk

* * * * *

_____ offered the following resolution and moved its adoption:

BOND RESOLUTION OF THE TOWN OF MONROE, NEW
YORK, ADOPTED MARCH 16, 2026, APPROPRIATING \$577,539
FOR THE INCREASE AND IMPROVEMENT OF FACILITIES OF
WATER DISTRICT NO. 14, AND AUTHORIZING THE
ISSUANCE OF \$577,539 BONDS OF SAID TOWN TO FINANCE
SAID APPROPRIATION

Offered by: _____

Seconded By: _____

Recitals

WHEREAS, in 2013, the New York State Public Service Commission approved an application by the Town of Monroe (herein called the “Town”), in the County of Orange, New York, to operate the private water system that was formerly owned and operated by the Orchard Hill Water Company (the “Company”), and had fell into disrepair following the deaths of the owners of said Company;

WHEREAS, prior to the establishment of Water District No. 14 and the adoption of a bond resolution pursuant to Section 165.10 of the Local Finance Law, the Town had spent General Fund money in the amount of \$577,539 to make improvements to water system;

WHEREAS, pursuant to Chapter 412 of the New York Laws of 2025, the establishment of Water District No. 14 was legalized, validated, ratified and confirmed and authorized the Town to issue bonds or notes in the principal amount of \$577,539 on behalf of Water District No. 14 for the purpose of reimbursing the General Fund of the Town for the advances made to pay for the improvements to the water system;

Now, therefore, be it

RESOLVED BY THE TOWN BOARD OF THE TOWN OF MONROE, IN THE COUNTY OF ORANGE, NEW YORK (by the favorable vote of not less than two-thirds of all the members of said Board) AS FOLLOWS:

Section 1. Pursuant to Chapter 412 of the New York Laws of 2025, the Town Board hereby appropriates the amount of \$577,539, for the increase and improvement of facilities of Water District No. 14, all as further described in the recitals hereof. The estimated maximum cost thereof, including preliminary costs and costs incidental thereto and the financing thereof, will not exceed \$577,539. The plan of financing includes the issuance of not to exceed \$577,539 bonds of the Town to finance said appropriation, and the collection of charges from water metering and/or the assessment, levy and collection of assessments upon the several lots and parcels of land within the District which the Town Board shall deem benefited thereby, so much upon and from each as shall be in just proportion to the amount of benefit which the improvement shall confer upon the same, to pay the principal of and interest on said bonds as the same shall become due and payable.

Section 2. Bonds of the Town in the principal amount of not to exceed \$577,539 are hereby authorized to be issued pursuant to Chapter 412 of the New York Laws of 2025 and the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (herein called the "Law"), to finance said appropriation.

Section 3. The following additional matters are hereby determined and stated:

(a) The period of probable usefulness of the object or purpose for which said bonds are authorized to be issued, within the limitations of Section 11.00 a. 1 of the Law, is forty (40) years, commencing on January 1, 2013.

(b) The proceeds of the bonds herein authorized and any bond anticipation notes issued in anticipation of said bonds may be applied to reimburse the Town for expenditures made

after the effective date of this resolution. The foregoing statement of intent with respect to reimbursement is made in conformity with Treasury Regulation Section 1.150-2 of the United States Treasury Department.

(c) The proposed maturity of the serial bonds authorized by this resolution will exceed five (5) years.

Section 4. Each of the bonds authorized by this resolution and any bond anticipation notes issued in anticipation of said bonds shall contain the recital of validity prescribed by Section 52.00 of the Law and said bonds and any notes issued in anticipation said bonds shall be general obligations of the Town, payable as to both principal and interest by a general tax upon all the taxable real property within the Town. The faith and credit of the Town are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds and any notes issued in anticipation of the sale of said bonds, and provision shall be made annually in the budget of the Town by appropriation for (a) the amortization and redemption of the bonds and any notes issued in anticipation thereof to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 5. Subject to the provisions of this resolution and of the Law and pursuant to the provisions of Section 21.00 of the Law relative to the authorization of the issuance of bonds with substantially level or declining annual debt service, Section 30.00 relative to the authorization of the issuance of bond anticipation notes and Section 50.00 and Sections 56.00 to 60.00 and 168.00 of the Law, the powers and duties of the Town Board relative to authorizing bond anticipation notes and prescribing the terms, form and contents and as to the sale and issuance of the bonds herein authorized, and the renewals of said bond anticipation notes, and as to executing contracts for credit enhancements and providing for substantially level or declining annual debt service, are hereby delegated to the Supervisor, the chief fiscal officer of the Town.

Section 6. The validity of the bonds authorized by this resolution, and of any notes issued in anticipation of said bonds, may be contested only if:

- (a) such obligations are authorized for an object or purpose for which the Town is not authorized to expend money, or
- (b) the provisions of law which should be complied with at the date of the publication of such resolution, or a summary thereof, are not substantially complied with, and

an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

- (c) such obligations are authorized in violation of the provisions of the constitution.

Section 7. This resolution shall take effect immediately and the Town Clerk is hereby authorized and directed to publish this bond resolution, in summary, in the official newspaper(s) of the Town, together with the Town Clerk's statutory notice in the form prescribed by Section 81.00 of the Local Finance Law of the State of New York.

The adoption of the foregoing resolution was seconded by _____ and duly put to a vote on roll call, which resulted as follows:

AYES:

NOES:

The resolution was declared adopted.

CERTIFICATE

I, VALERIE BITZER, Town Clerk of the Town of Monroe, in the County of Orange, State of New York, HEREBY CERTIFY that the foregoing annexed resolution of the Town Board of said Town adopted at a meeting duly called and held on March 16, 2026, has been compared by me with the original resolution as officially recorded in my office in the Minute Book of said Town Board and is a true, complete and correct copy thereof and of the whole of said resolution.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Town this _____ day of March, 2026.

(SEAL)

Valerie Bitzer, Town Clerk
Town of Monroe

(NOTICE AND SUMMARY OF BOND RESOLUTION FOR PUBLICATION)

NOTICE

The resolution, a summary of which is published herewith, has been adopted on March 16, 2026, and the validity of the obligations authorized by such resolution may be hereafter contested only if such obligations were authorized for an object or purpose for which the Town of Monroe, in the County of Orange, New York is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this notice, or such obligations were authorized in violation of the provisions of the constitution.

BY ORDER OF THE TOWN BOARD
OF THE TOWN OF MONROE

Valerie Bitzer
Town Clerk

BOND RESOLUTION OF THE TOWN OF MONROE, NEW
YORK, ADOPTED MARCH 16, 2026, APPROPRIATING \$577,539
FOR THE INCREASE AND IMPROVEMENT OF FACILITIES OF
WATER DISTRICT NO. 14, AND AUTHORIZING THE
ISSUANCE OF \$577,539 BONDS OF SAID TOWN TO FINANCE
SAID APPROPRIATION

The object or purpose for which the bonds are authorized is the increase and improvement of facilities of the Water District No. 14, at the estimated maximum cost of \$577,539, to finance certain inter-fund loans made by the Town's General Fund to said Water District No. 14.

The maximum amount of obligations authorized to be issued is \$577,539.

The period of probable usefulness is forty (40) years, commencing January 1, 2013.

A complete copy of the Bond Resolution summarized above shall be available for public inspection during normal business hours at the office of the Town Clerk, Town Hall, 1465 Orange Turnpike, Monroe, New York.

2. Old Business

Subject **7.2. Board Review for Approval or Denial RE STR 308 Lakes Rd.**

Meeting March 16, 2026 - Monroe Town Board Meeting Agenda

Type Action (Resolution)

Board Review for Approval or Denial RE STR 308 Lakes Rd.

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe

1. 308 Lakes Rd Survey
2. 308 Lakes Road As-Built Final Rev A1 A2
3. 308 ZBA Variance 7-2021
4. Notice for Publication RE STR 308 Lakes Rd
5. 308 Lakes Rd. STR 2026-020 App. Pkg. (REDACTED)_Redacted

TWIN LAKES

(40± ASPHALT ROADWAY)

ROAD

LAND N/F OF CUTRONE LIBER No. 14012 PAGE 1016
LOT No. 3 FILED MAP No. 2533

N 44°05'37" E
424.83'

2 STORY
FRAME
No.8

ROUND
LAKE

N 89°57'30" E
90.26'

N 76°06'00" E
98.96'

N 65°13'30" E
67.22'

LAND N/F OF WOODS
LIBER 13381 PAGE No. 74
S 46°01'00" E
74.05'

LAKES

(ORANGE COUNTY HIGHWAY No. 5)
(29± ASPHALT ROADWAY)

ROAD

LOT AREA=126487.4616 SQ.FT.
=2.9037 ACRE

SCALE:1"=60'

LEGEND:

- BC BOTTOM OF CURB ELEVATION
- CB CATCH BASIN
- DC DROP CURB (DRIVEWAY)
- E ELECTRIC MANHOLE
- EL ELEVATION
- GV GAS VALVE
- HYD FIRE HYDRANT
- LG LEGAL GRADE
- LP LIGHT POLE
- S SEWER MANHOLE
- T TELEPHONE MANHOLE
- TC TOP OF CURB ELEVATION
- W WATER MANHOLE
- WV WATER VALVE
- 14"TR 14" DIAMETER TREE

NOTES:

1. ALL ELEVATIONS SHOWN HEREON REFERS TO NAVD83 DATUM.
2. ALL SUBSURFACE UTILITIES SHOWN HEREON WERE OBTAINED FROM CITY DEPARTMENTS & PRIVATE UTILITY COMPANIES & THE LOCATION OF SAID UTILITIES ARE APPROXIMATE ONLY & NOT GUARANTEED BY THE SURVEYOR. CONSULT APPROPRIATE DEPARTMENT OR COMPANY BEFORE DESIGNING ANY CONNECTIONS.
3. NONVISIBLE EASEMENTS, RECORDED OR UNRECORDED, IF NOT SHOWN ARE NOT GUARANTEED.
4. ESTABLISHED GRADES REFER TO CENTER LINE OF STREET.
5. THIS IS TO CERTIFY THAT THERE ARE NO STREAMS NOR NATURAL WATERCOURSES IN THE PROPERTY AS SHOWN ON THE SURVEY.
6. UNDERGROUND FOUNDATIONS OR SUBSTRUCTURES, NOT VISIBLE, NOT SHOWN.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

© 2025 COPYRIGHT AUTAR LAND SURVEYING, P.C.

ARCHITECTURAL SURVEY

CERTIFIED TO:
DEPARTMENT OF BUILDINGS

TAX MAP DESIGNATION:

SECTION: 19
BLOCK: 1
LOT: 2

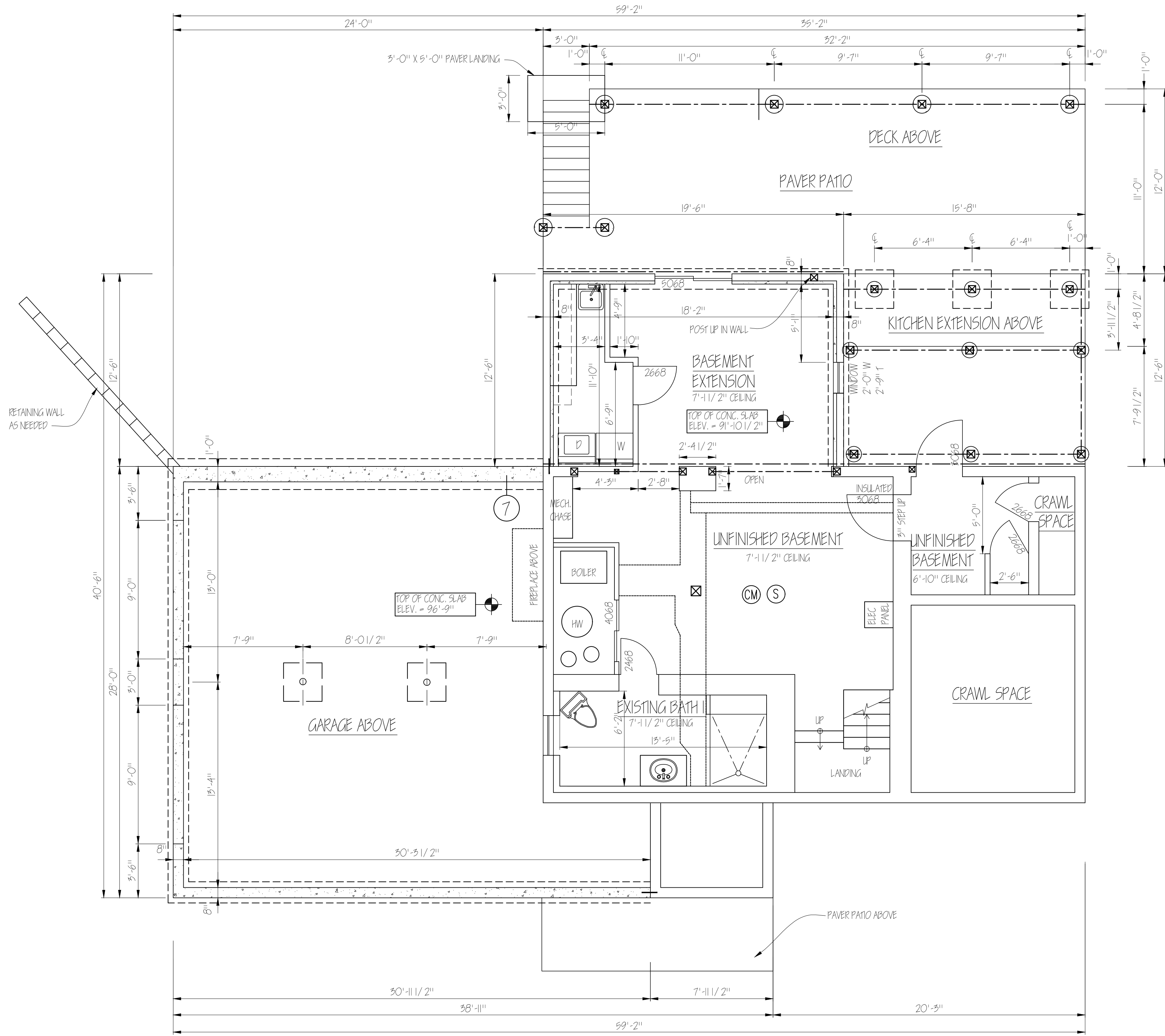
SURVEYED: DECEMBER 21, 2025

AUTAR LAND SURVEYING, P.C.

214-43 JAMAICA AVENUE
QUEENS VILLAGE, N.Y. 11428
TEL (718) 740-1339
Email: autarsurveyors@gmail.com

308 LAKES ROAD
TOWN OF MONROE
COUNTY OF ORANGE
STATE OF NEW YORK





1
A-3
EXISTING BASEMENT PLAN
SCALE 1/4" = 1'-0"

ARCHITECT/ENGINEER SIGNING THESE PLANS HAS NOT BEEN COMMISSIONED TO SUPERVISE CONSTRUCTION NOR INSTALLATION OF THE DESIGN SPECIFIED IN THESE PLANS AND THEREFORE ASSUMES NO RESPONSIBILITY FOR QUALITY OF WORK PERFORMED BY WORKMEN, AND BEARS NO RESPONSIBILITY FOR ANY PERSONAL INJURY TO WORKMEN INCURRED DURING THIS CONSTRUCTION OR INSTALLATION.

THIS PLAN IS NOT VALID IF THE

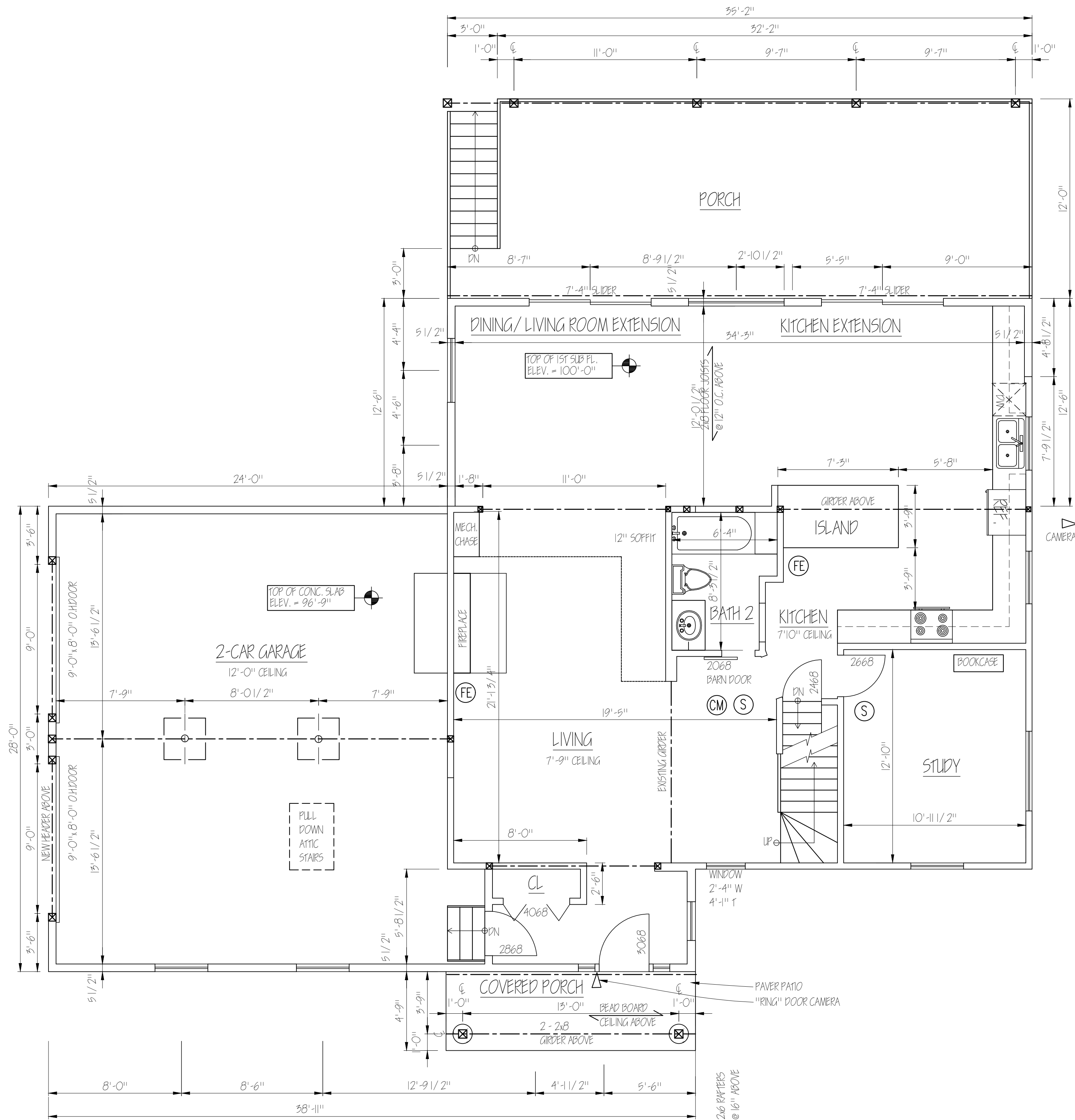
A-1	Drawn by KDS	Date JANUARY 20, 2026	Scale AS NOTED
-----	-----------------	--------------------------	-------------------

--	--	--	--

AS-BUILT 1:	308 LAKES ROAD
308 LAKES ROAD, MONROE, NY 10950	
EXISTING BASEMENT PLAN	

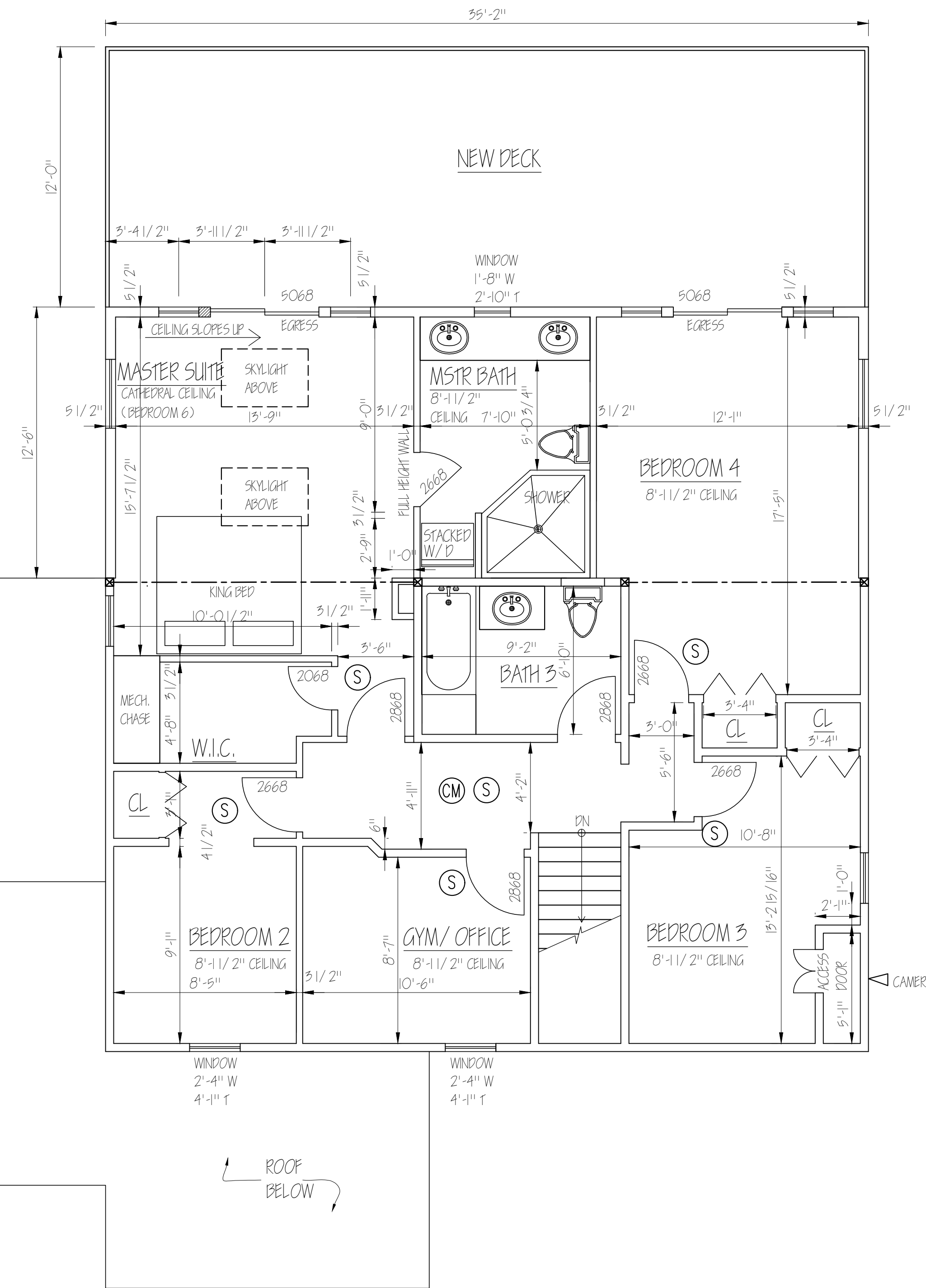
UNLIMITED
HOUSE DESIGN, LLC
289 PINE GROVE ROAD
MIDDLETOWN, NEW YORK 10940
P-845-820-3258
info@unlimitedhousedesign.com
www.unlimitedhousedesign.com

RELEASED FOR CONST. JANUARY 9, 2026
REVISED FOR CONST. JANUARY 20, 2026
REVISED FOR CONST. FEBRUARY 17, 2026



1 EXISTING FIRST FLOOR PLAN
A-4 SCALE 1/4" = 1'-0"

SQUARE FOOTAGE- TOTALS	
FIRST FLOOR	1221 SQ.FT.
SECOND FLOOR	1139 SQ. FT.
TOTAL	2360 SQ.FT. HFD
GARAGE	650 SQ. FT.
BASEMENT	731 SQ. FT.



2 EXISTING SECOND FLOOR PLAN
A-4 SCALE 1/4" = 1'-0"

ARCHITECT/ENGINEER SIGNING THESE PLANS HAS NOT BEEN COMMISSIONED TO SUPERVISE CONSTRUCTION NOR INSTALLATION OF THE DESIGN SPECIFIED IN THESE PLANS AND THEREFORE ASSUMES NO RESPONSIBILITY FOR QUALITY OF WORK PERFORMED BY WORKMEN, AND BEARS NO RESPONSIBILITY FOR ANY PERSONAL INJURY TO WORKMEN INCURRED DURING THE CONSTRUCTION OR INSTALLATION.

THIS PLAN IS NOT VALID IF THE

RELEASED FOR CONST. JANUARY 9, 2026
REVISED FOR CONST. JANUARY 20, 2026
REVISED FOR CONST. FEBRUARY 17, 2026

UNLIMITED
HOUSE DESIGN, LLC
289 PINE GROVE ROAD
MIDDLETOWN, NEW YORK 10940
P-845-820-3258
info@unlimitedhousedesign.com
www.unlimitedhousedesign.com

AS-BUILT:
308 LAKES ROAD
308 LAKES ROAD, MONROE, NY 10950
EXISTING FIRST & SECOND FLOOR PLAN

Drawn by
KDS
Date
JANUARY 20, 2026
Scale
1/4" = 1'-0"

A-2

ENGINEER'S SEAL IS NOT SHOWN IN RED

TOWN OF MONROE: COUNTY OF ORANGE
ZONING BOARD OF APPEALS

-----X
In the Matter of the Application of

RODIT MARCOVICI

RESOLUTION/DECISION

For Area Variance(s) as follows:

- Front yard set-back: required 40', existing 18.9' on a preexisting nonconforming property.

-----X

Relief Sought

The Applicant seeks a front yard set-back variance to permit an addition on a single family home with a pre-existing non-conforming front yard that provides 18.9' whereas 40' are required by Code. The lands affected by this application are located at 308 Lakes Road in the Town of Monroe and shown generally on the tax maps of the Town of Monroe as Sec. 19, Block 1, Lot 2 and are located in the SR-15 Zone.

Public Hearing

A public hearing was conducted on June 22, 2021. The hearing was properly noticed as required by Code and was duly closed at the conclusion thereof.

SEQRA

This is a Type II Action under SEQRA.

Findings and Conclusions

The Town of Monroe Zoning Board of Appeals has examined the written documentation and reviewed the testimony with respect to the applicant's variance application and has made the following findings and conclusions in that regard:

The applicant is the owner of the subject property which is presently improved with a single family home. The applicant recently purchased the property with the intent to make it his retirement home. The house on the property pre-exists the current Zoning Code, and consequently provides only 18.9 feet for the front yard setback to the road, whereas 40 feet are currently required.

The applicant seeks to construct an addition to the home on the two sides which do not front on the roadway. Specifically, the applicant seeks to construct an addition which would include a kitchen on the right rear of the property along with a relocation and enlargement of the existing exterior deck in that location. Additionally, the applicant seeks to construct a new garage on the back left of the home. Neither of the two additions would independently require any variances, and neither would increase the degree of nonconformity in regard to the front yard setback. The two additions are well proportioned to the size of the property and present no sight line obstructions or negative visual impact of any kind.

The required GML referrals were made but no response was received by the Board within 30 days thereof.

The application was submitted to County Planning pursuant to the GML and the County responded. No response was received by the Board within 30 days thereof, but thereafter the County responded with no objections and that this matter was for local determination.

No objections to the variances sought were received.

In reviewing the facts presented, the Board has considered the five factors set forth in New York State Town Law §267-b. Each factor has been considered relevant to the decision, but no single one was viewed as determinative.

(1) “whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance”:

The proposed variance would not produce any undesirable change in the character of the neighborhood or a detriment to any nearby properties, given the particular neighborhood, structures, and topography, on the condition that the applicant shall comply substantially with the plans submitted. The home, even with the proposed additions, would still fit in with the character of the neighborhood. To the rear of the home is Round Lake and there is more than ample room between the home and the Lake even including the additions. To the front is the County Road, and on one side is another road, Twin Lakes Road. There are no immediate adjoining homeowners on those three portions of the lot and there are no other perceivable detriments. Nothing the applicant is doing is changing in any way the pre-existing, nonconforming front yard setback.

(2) “whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance”:

There was no evidence presented of any other feasible alternatives that would provide the benefit sought but which would not themselves also require variances. The applicant is not proposing to add onto the front of the home or to increase the degree of nonconformity, and the only places therefore feasible to achieve the benefit sought are the two rear sides of the property. The applicant has therefore chosen the least impactful location for the additions.

(3) “whether the requested area variance is substantial”:

Although the 21.1 foot variance could be considered substantial, the fact that it has existed for so many years without perceivable detriment, and the fact that the front yard setback is not itself impacted here mitigates this factor and favors of the applicant notwithstanding the substantiality of the numbers.

(4) “whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district”:

There was no evidence presented of any adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

(5) “whether the alleged difficulty was self-created”:

The need for the variance is self-created in the sense of the applicant voluntarily wishes to expand the home, but the deficient front yard setback preexists the current Code and there is nothing the applicant can feasibly do about that and he is not seeking to add to that non-conformity.

Accordingly, on the conditions set forth below, pursuant to the requirements of Section 267-b.3 of the New York State Town Law, this Board finds that the benefit to the applicant if the variance is granted outweighs any detriment to the health, safety and welfare of the neighborhood or community by such a grant. The variance is granted subject to the following conditions:

Conditions

1. The applicant shall substantially comply with the plans submitted and the representations made to this Board;
2. The applicant shall pay all fees prior to the issuance of any building permit or certificate of use/occupancy;
3. The Applicant shall comply with all other applicable laws, rules and regulations and obtain any and all other required permits, including sewer, prior to the issuance of a certificate of occupancy.

The variance(s) granted on the conditions imposed are the minimum necessary and adequate while at the same time preserving and protecting the character of the neighborhood and the health, safety and welfare of the community.

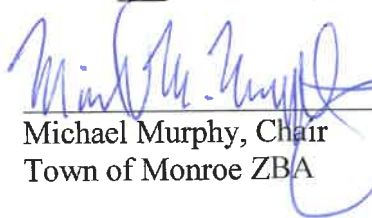
Information Note: Town of Monroe Code Section 57-65.C(12) provides that: “Any area or use variance granted by the Zoning Board of Appeals, or any variance granted under Subsection A(2), (3), (6) or (7), shall be deemed expired if the physical improvements associated with that variance are not completed by the recipient of the variance, and a certificate of occupancy or certificate of completion issued by the appropriate Town official, within two years of the filing of the variance with the Town Clerk, unless a longer period is specified in the decision of the Zoning Board of Appeals. Nothing shall preclude the applicant who receives a variance from seeking a rehearing on the decision granted to seek an extended period of time to complete the improvements and receive the certificate of occupancy or certificate of

completion for the improvement which is enabled in part or in all by the variance which was granted.
[Added 7-11-2011 by L.L. No. 4-2011 "

By roll call a motion to adopt the foregoing Resolution/Decision was made, seconded, and voted upon as follows:

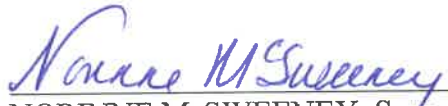
	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Michael Murphy, Chair	<u>X</u>	—	—	—
Peter Lewis	<u>X</u>	—	—	—
Kevin Scully	<u>X</u>	—	—	—
Francis Postiglione	<u>X</u>	—	—	—
Marci Daniel	<u>X</u>	—	—	—

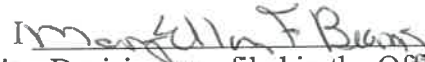
Dated:

 July 27, 2021
Michael Murphy, Chair
Town of Monroe ZBA

STATE OF NEW YORK)
)ss:
COUNTY OF ORANGE)

I, NORINNE McSWEENEY, Secretary to the Zoning Board of Appeals of the Town of Monroe, do hereby certify that the foregoing is a true and exact copy of a Decision maintained in the office of the Town of Monroe Zoning Board of Appeals, said resulting from a vote having been taken by the Zoning Board at a meeting of said Board held on June 22, 2021.


NORINNE McSWEENEY, Secretary
TOWN OF MONROE ZONING BOARD OF APPEALS

 Margaret F. Burns, Clerk of the Town of Monroe, do hereby certify that the foregoing Decision was filed in the Office of the Town Clerk on July 26 2021.


_____, Clerk
TOWN OF MONROE

TOWN OF MONROE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Town Board of the Town of Monroe, Orange County, New York, on **March 16, 2026 at 7:00** pm or soon there-after as can be heard at the Monroe Town Hall 1465 Orange Tpke., Monroe, New York 10950 regarding Short Term Rental (STR) Application for the parcel located at 308 Lakes Rd., Monroe, NY 10950 (SBL 19-1-2).

The public may comment during the public hearing on the topic of the public hearing.

The Town of Monroe will make every effort to assure that the Meeting is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Town Clerk.

By Order of the Town Board dated March 10, 2026

Valerie Bitzer – Town Clerk

OFFICE OF THE BUILDING DEPARTMENT



1465 Orange Turnpike
Monroe, NY 10950
845-783-1900 ext.208

www.townofmonroeny.gov

February 26, 2026

Maureen Richardson – Town Supervisor
Town Board of the Town of Monroe

RE: Review of STR (Short-Term Rental) application for **308 Lakes Rd. (sbl#19-1-2)**

Dear Ms. Richardson and Town Board members,

Pursuant to Chapter 40 Rentals, Short Term (STR) of the Town Code, see attached application and supporting documents to permit **308 Lakes Rd.; an existing (4) bedroom Single-Family Dwelling with maximum occupancy shall not exceed 12 people**, to be used as a transient rental to be rented or offer to rent a short-term rental (STR) within the Town of Monroe.

As stated in §40-8, sub-sections A thru C, I have reviewed the application for compliance with the requirements of Chapter 40, the applicant was notified of application deficiencies within time allowed and has addressed the deficiencies. I confirmed the review of application is complete.

The application was then reviewed against the Residential and Fire Codes of NYS and inspections of the premises were conducted on **2/17/2026 & 2/26/2026**. I determined the property is in substantial compliance with the Residential and Fire Codes of NYS.

As stated in § 40-8 F (3), The structure and lot are nonconforming with zoning and was GRANTED variances for nonconformances as stated on ZBA variance resolution dated 6/22/2021 signed by Town Clerk on 7/28/2021 (see attached). As stated in §40-8, sub-sections D, upon a satisfactory inspection, I am forwarding the application to the Town Board for review of sub-sections E thru G (see attach). I have not received any objections from any neighbor.

If you have any questions please feel free to contact me.

Sincerely,


Benigno Maldonado
Building & Fire Inspector
Code Enforcement Officer

Inspections Per Permit Application**Permit Application #: STR-2026-0020****Permit Type : Short Term Rental****Location : 308 Lakes Rd**

Inspection Type	Inspection Date	Inspector	Notes
Pre-Permit Site Insp.	02/17/2026	Benigno Maldonado	Need to revise plans to show correct bedroom count. Need to send out new updated notice to the neighbors to show the correct bedroom count. Need permits for shed and 2nd floor alterations.
Pre-Permit Site Insp.	02/26/2026	Benigno Maldonado	All appears to be in order. Sent to Town Board for review and approval.

Approved On: _____



1465 Orange Turnpike
Monroe, NY 10950
www.monroeny.org
845-783-1900 ext. 208

Permit No. STP-2026-0020

Building Inspector approval/review.

1ST REVIEW = 2/13/26 *BSW*

2ND REVIEW = 2/26/2026 *BSW*

APPLICATION FOR CHAPTER 40 "SHORT TERM RENTALS" PERMIT

INSTRUCTIONS:

Applicants shall apply for a short-term rental permit to the Building Inspector in accordance with the provisions of §40 and shall include all of the following information, unless waived by the Town Board upon appeal by the applicant:

- OK* A. Verification of property ownership, or affidavit of ownership and authorization by at least 50% of persons or entities holding controlling interest in the property.
- OK* B. Proof of compliance with all standards of section §40-6 for renewals, and for initial application, understanding of the requirements of §40-6 and demonstration of the ability to meet those requirements.
- OK* C. A property survey certified to the current owner identifying the following key features:
 - (a) Property boundaries.
 - (b) Principal and accessory structures (residences, sheds, detached garage, decks, patios, pools, paved areas, fences, water features, utility poles, and overhead wires.May substitute a survey certified to a previous owner prepared within the last 10 years, annotated to any minor changes and subject to a determination by the Building Inspector.
- OK* D. A site plan and as-built floor plan drawn to scale and prepared by a licensed New York State professional (architect, engineer or land surveyor). In lieu of a professionally prepared site plan and floor plan, the applicant may elect to provide a hand-drawn markup of the certified property survey, along with an approximate hand-drawn schematic floor plan, so long as the Building Inspector finds upon field inspection that the hand drawings are legible and reasonably portray existing and proposed conditions.

The site plan and floor plans must portray:

 - (a) Location of proposed off-street parking spots.
 - (b) Location of any yard or interior spaces whose access will be restricted to short-term tenants.
 - (c) Location and height of proposed fences, berms, and landscape planting buffers.
 - (d) Approximate treeline of wooded areas or location and diameter at breast height of individual trees providing substantial screening to adjacent residences or other land uses.
 - (e) Location of all proposed accessory structures and uses, including pools, decks, sheds, etc.
 - (f) Location of any exterior firepit or fire feature.
 - (g) Designation of bedrooms, kitchen, bathrooms, and other demised interior spaces.
 - (h) Location of proposed and existing hard-wired smoke detectors, fire extinguishers and any other fire safety equipment or facilities.
 - (i) Location of points of egress including egress windows.
 - (j) Proposed location of remote digital monitoring cameras and approximate angle of aim.
 - (k) Any other information deemed necessary by the Building Inspector.
- OK* E. List of names and addresses of the owners of record within a 500-foot radius of the lot of the proposed short-term rental.
- OK* F. Signed certification form (see attached) attesting compliance with § 40-7 A (8) (a thru e)
- OK* G. Registered mail receipts of the notice of application.
- OK* H. Proof of registration with all proper taxing authorities.
- OK* I. Certificate of Liability Insurance form prepared by a licensed insurance agency.
- OK* J. Permit application fee of \$500, fire safety inspection fee of \$100 (if applicable) a follow-up inspection shall be required annually, and permit renewal fee of \$50 (if applicable) made payable to the Town of Monroe.
- OK* K. If the owner is an LLC, CORP, or INC: submit an Entity Disclosure Form with the application

- L. Copies of any applicable homeowners' or condominium association bylaws or rules and any other applicable private conditions, covenants, or restrictions, including lake rights. The correspondence shall include specific conditions that determine whether the proposed short-term rental use is allowed.
- M. Upon complete submission of all required documents of this application as stated above, the Building Inspector shall follow the procedure outlined in § 40-8. Procedure for first permit issuance. Refer to code section below for description of approval process.

APPLICATION IS HERBY MADE for a short-term rental permit to the Building Inspector in accordance with the provisions of Chapter 40. Rentals, Short-Term, the applicant agrees to comply with all applicable laws, ordinance and regulations and by signing this application, I acknowledge and understand that it shall be unlawful for any person to rent or offer to rent a short-term rental within the Town of Monroe without first obtaining a short-term rental permit, and that it shall be my responsibility to reimburse the Town of Monroe for any consultant review charges that may be submitted for payment after the permit is issued.

Name of Applicant: 30% Lakes Rd LLC

Applicant's Full Address: [REDACTED]

Phone #: 347-587-0916 Email: jacob@happylivingmanagement.com

1. Address of Short-term rental: 308 Lakes Road, Monroe, NY, 10950

2. Section: 19 Block: 1 Lot: 2

3. Application Type: (CHECK ONE)

☒ New Short-Term Rental (First Permit Issuance)

☐ Renewal of Existing Short-Term Rental

4. Fee: \$600.00 (Checks made payable to Town of Monroe)

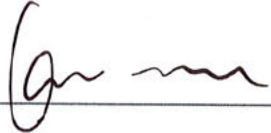
5. Name of Owner of Premises 30% Lakes Rd LLC Phone #: 347-587-0916

Address: [REDACTED] Email: jacob@happylivingmanagement.com

6. Name of Designated Manager Jacob Zicherman Phone #: 347-587-0916

Address: 167 Hopkins Street, Brooklyn, NY, 11206 Email: Jacob@happylivingmanagement.com

SIGNATURE



Receipt #: 00006979

Town of Monroe

Date Paid: 2/26/2026

Payer: 308 Lakes Rd LLC

Payer Address: 199 Lee Ave Ste. 719 Brooklyn

Notes: SBL#19-1-2 for STR application

Payment Type	Amount	Ref #
Check	\$600.00	28975672192

Amount Paid: \$600.00

Fee Type	Amount
Short Term Rental App.	\$500.00
STR Fire	\$100.00

UNITED STATES POSTAL SERVICE®

Serial Number 28975672192

Year, Month, Day 2026-01-23

Post Office 109870

U.S. Dollars and Cents \$600.00

Amount Six Hundred Dollars and 00/100 *****

Pay to Town of Monroe

Address 1465 ORANGE TALK MONROE, NY 10950

From 308 Lakesrd LLC

Address 199 Lee Ave. # 719 Brooklyn NY 11211

Memo [REDACTED]

SEE REVERSE WARNING • NEGOTIABLE ONLY IN THE U.S. AND POSSESSIONS

28975672192

Orange County, NY

Property



Property Address: 308 Lakes Rd

Municipality: Monroe

Tax ID: 19-1-2

Summary

Municipality Monroe
SWIS 334089
Tax ID 19-1-2
Status Active
Roll Section Taxable
Property Address 308 Lakes Rd
Monroe NY
Property Class 210 - 1 Family Res
Ownership Code
In Ag District No
Zoning SR-15
Neighborhood 2 Oldies
School District Monroe-Woodbury Csd
Property Description
Total Acreage/Size 2.6
Deed Book 14940
Deed Page 1598
Grid East 571486
Grid North 903804
Bank Code



Owners

Rodit R Marcovici
308 Lakes Rd
Monroe, NY 10950

Valuation

Assessed Year	2025	2024
Equalization Rate	11.55%	12.26%
Land Assessment	\$33,000	\$33,000
Total Assessment	\$91,000	\$91,000
Full Market Value	\$841,800	\$787,900

Special Districts

Year	Description	Type	Units	Percent	Value
2025	FD012 - Monroe fire		0	0%	\$0
2025	LT017 - Monroe town lt		0	0%	\$0
2025	RG012 - Monroe refuse		200	0%	\$0
2025	LB003 - Monroe Library		0	0%	\$0
2025	SW060 - Co 1 bond stp&intc		0	0%	\$0
2024	FD012 - Monroe fire		0	0%	\$0
2024	LT017 - Monroe town lt		0	0%	\$0
2024	LB003 - Monroe Library		0	0%	\$0
2024	SW060 - Co 1 bond stp&intc		0	0%	\$0
2024	RG012 - Monroe refuse		200	0%	\$0

Land

Site	Land Type	Size
Res 1	Waterfront	113,785 sq ft

Sales

Sale Date	Sale Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book/Page
2/5/2021	\$439,900	210 - 1 Family Res	Land & Building	Charles Tran Property LLC,	Yes	Yes	No	14940 / 1598
8/17/2017	\$258,751	210 - 1 Family Res	Land & Building	Mahran, Janine E	No	No	No	14319 / 1163
6/10/2015	\$1	210 - 1 Family Res	Land & Building	Mahran, Jeffrey	No	No	No	13905 / 63

Residential Buildings

Site	Res 1	Living Area	2,420
Building Style	Old Style	First Story Area	1,190
Number of Full Baths	4	Second Story Area	1,230
Number of Half Baths	0	Half Story Area	0
Number of Bedrooms	4	Additional Story Area	0
Number of Kitchens	1	Three Quarter Story Area	0
Number of Fireplaces	1	Finished Basement Area	400
Overall Condition	Normal	Finished Rec Room Area	0
Overall Grade	Average	Finished Area Over Garage	0
Porch Type	Porch-open/deck	Number of Stories	2
Porch Area	420	Sewer Type	Private
Year Built	1945	Water Supply	Private
Effective Year Built		Utilities	Electric
Basement Type	Full	Heat Type	Hot air
Basement Garage Cap.	0	Fuel Type	Natural Gas
Attached Garage Cap.	712	Central Air	Yes

Improvements

Site	Structure	Size	Grade	Condition	Year Built
Res 1	Patio-brick	420 sq ft	Average	Normal	2022
Res 1	Gar-1.0 att	712 sq ft	Average	Normal	2022
Res 1	Porch-open/deck	420 sq ft	Average	Normal	2022
Res 1	Pool-st/vnyl	16 x 36	Average	Normal	1999
Res 1	Shed-machine	320 sq ft	Average	Fair	1950
Res 1	Porch-coverd	75 sq ft	Average	Normal	2022
Res 1	Kitchen,Outdoor	1 x 0	Average	Normal	2022
Res 1	Porch-open/deck	480 sq ft	Average	Normal	2022

Historical Tax Summary

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2026	County	\$4,561.67	\$91,000.00	\$841,800.00	10.81%	1
2025	School	\$13,832.55	\$91,000.00	\$841,800.00	10.81%	1
2025	County	\$4,325.58	\$91,000.00	\$787,900.00	11.55%	1
2024	School	\$13,550.52	\$91,000.00	\$787,900.00	11.55%	1
2024	County	\$4,225.83	\$91,000.00	\$742,251.00	12.26%	1
2023	School	\$13,297.61	\$91,000.00	\$742,251.00	12.26%	1
2023	County	\$15,296.76	\$76,000.00	\$504,300.00	15.07%	1
2022	School	\$10,687.77	\$76,000.00	\$504,300.00	15.07%	1
2022	County	\$3,880.18	\$82,000.00	\$476,700.00	17.20%	1
2021	School	\$11,473.93	\$82,000.00	\$476,700.00	17.20%	1
2021	County	\$15,809.16	\$80,000.00	\$454,800.00	17.59%	1
2020	School	\$10,880.96	\$80,000.00	\$454,800.00	17.59%	1
2020	County	\$16,003.94	\$80,000.00	\$440,800.00	18.15%	1
2019	School	\$11,020.52	\$80,000.00	\$440,800.00	18.15%	1
2019	County	\$3,805.98	\$80,000.00	\$431,300.00	18.55%	1
2018	School	\$10,706.30	\$80,000.00	\$431,300.00	18.55%	1
2018	County	\$14,331.72	\$80,000.00	\$410,300.00	19.50%	1
2017	School	\$9,676.26	\$80,000.00	\$410,300.00	19.50%	1
2017	County	\$3,663.55	\$80,000.00	\$421,100.00	19.00%	1
2016	School	\$9,721.49	\$80,000.00	\$421,100.00	19.00%	1
2016	County	\$3,609.92	\$80,000.00	\$422,600.00	18.93%	1
2015	School	\$9,794.79	\$80,000.00	\$422,600.00	18.93%	1
2015	County	\$3,509.36	\$80,000.00	\$410,256.00	19.50%	1
2015	County	\$3,509.36	\$80,000.00	\$410,256.00	19.50%	1

Taxes reflect exemptions, but may not include recent changes in assessment.

Photos



No data available for the following modules: Comparable Search (Com), Additional Parcels Involved in Sale, Historic Deed, Inventory, Commercial Buildings, Utilities, Site Uses, Exemptions, View Tax Map.

The Orange County, NY Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Orange County, NY for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments. The data contained herein is a matter of public record.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 2/12/2026, 8:01:40 PM](#)

Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL



Construction/Fire Inspection Sheet

Called In Date: _____ Time: _____ Building Permit #: _____

Called In By: _____ Phone#: _____

Inspection/Violation: STR INTERIOR INSPECTION

Tax Map# _____ Section: 19 Block: 1 Lot: 2

Location: 308 LAKES RD.

Passed: 2/26/26 Inspector: (FW) Failed: 2/17/26 Inspector: (FW)

Passed: _____ Inspector: _____ Failed: _____ Inspector: _____

Passed: _____ Inspector: _____ Failed: _____ Inspector: _____

Passed: _____ Inspector: _____ Failed: _____ Inspector: _____

INSPECTION DATE: 2/17/26 **TIME:** 9:00 AM

COMMENTS:

OK * Will REVISIT PLANS TO SHOW 4 BEDRMS

OK * SEND OUT REVISIT LETTERS TO NEIGHBORS FOR 4-BEDRMS.

OK * NEED PERMIT FOR SHED AND 2ND FLOOR ALTERATIONS.

Email: _____

308 LAKES
RD PERMITS

① SHED = \$280 - (EST. COST \$5,000)

② ALTERATIONS = \$580 - (EST. COST \$20,000)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

m ^{as of} THIS INDENTURE, made the 16th day of December, in the year 2025

BETWEEN RODIT MARCOVICI, having an address at 308 Lakes Road, Monroe, New York 10950

party of the first part, and 308 LAKES RD LLC, having an address at 20 Twin Lakes Road, Monroe, New York 10950
party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors
and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being
in the Town of Monroe, County of Orange and State of New York as more fully described on Schedule A annexed hereto and
made a part hereof.

Premises known as 308 Lakes Road, Monroe, New York 10950

Section: 19
Block: 1
Lot: 2

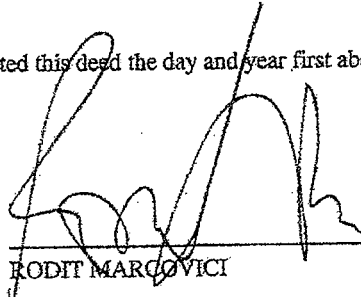
Being and intended to be the same premises conveyed to the grantor herein by deed dated February 2, 2021 and recorded
April 14, 2021 in the office of the Clerk of Orange County in Book 14940 Page 1598.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads
abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and
rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the
party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said
premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will
receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied
first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the
improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it
read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.



RODIT MARCOVICI

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Nassau, ss:

On the 2nd day of December in the year 2025, before me, the undersigned, personally appeared RODIT MARCOVICI, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Josephine M Ramon
NOTARY PUBLIC

JOSEPHINE M RAMON
Notary Public, State of New York
Qualified in Queens County
No. 01RA4583519
Commission Expires March 12, 2026

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

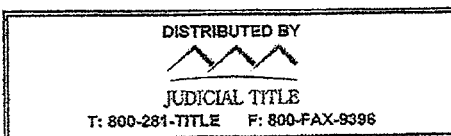
to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

NOTARY PUBLIC

**Bargain & Sale Deed
With Covenants**

Rodit Marcovici
TO
308 Lakes Rd LLC

Title No. Stewart Title Guaranty Company by
Leaders Title Agency, Inc. #LTA25S-25710



ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK
STATE

State of , County of , ss:

On the day of in the year , before me, the undersigned personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

NOTARY PUBLIC

COUNTY: Orange
TOWN/CITY: Monroe
PROPERTY ADDRESS: 308 Lakes Road, Monroe, NY 10930
SECTION: 19
BLOCK: 1
LOT: 2

RETURN BY MAIL TO:

MICHAEL AROUNIAN PLLC
175 EAST SHORE ROAD-UPPER LEVEL
GREAT NECK, NEW YORK 11023
ATTN: MICHAEL AROUNIAN, ESQ.

SCHEDULE A

File No.: LTA25S-25710

LEGAL DESCRIPTION

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Monroe, County of Orange and State of New York, which, on a survey thereof made by Knight, Bush & Thompson, Engineers and Surveyors, Monroe, N.Y., dated July 13, 1933, is more particularly bounded and described as follows:

BEGINNING at an iron pipe at or near the southeasterly side of the road leading from Monroe to Village of Greenwood Lake, said iron pipe being distant North 87° 05' East 83 feet from a stone pier at or near the northwesterly side of said road;

RUNNING THENCE North 48° 26' East 629.75 feet to an iron pipe at the end of a stone wall at or near the northeasterly side of said road, said iron pipe being distant North 23° 57' West 50.61 feet from a mark cut into a rock;

THENCE along said stone wall North 48° 17' West 77.50 feet to an iron pipe in the shore of Road Island Lake at or near high water line;

THENCE westerly and northerly along Round Island Lake 344 feet more or less to a point at the northeast end of a stone wall marked by an iron pipe at or near high water line, said iron pipe being distant North 14° 50' East 17.89 feet from the middle of a maple tree, the most westerly of two about 4 feet apart;

THENCE along said stone wall South 43° 18' West 424.60 feet to an iron spike, said iron spike being distant North 38° 26' West 14.06 feet from the middle of an elm tree;

THENCE South 49° 37' 30" East 186.51 feet, passing through an iron pipe at or near the northwesterly side of the aforesaid road at 183.51;

THENCE South 81° 45' East 67.08 feet to the point or place of BEGINNING.

SAID PREMISES being known as: 308 Lakes Road, Monroe, NY.

Section 19 Block 1 Lot 2

Chapter 40. Rentals, Short-Term

§ 40-6. Operational requirements.

OK A. House policies shall be prominently displayed within the dwelling during occupancy by short-term rental tenants. The house policies shall also be included in the rental agreement, which shall be required to be signed by the rental contract holder. At a minimum, the house policies shall include:

OK (1) Quiet hours from 9:00 p.m. to 8:00 a.m. Sunday evening through Friday morning and 10:00 p.m. to 9:00 a.m. Friday evening through Sunday morning, during which time the noise from the short-term rental home shall not unreasonably disturb adjacent neighbors. Sound that is audible beyond the property boundaries during nonquiet hours shall not be more excessive than would be otherwise associated with a residential area.

OK (2) Amplified sound that is audible beyond the property boundaries of the short-term rental home is prohibited during quiet hours.

OK (3) Vehicles shall be parked in the designated on-site parking area and shall not be parked on the street.

OK (4) Parties or group gatherings by persons other than the short-term rental tenants are not allowed.

OK (5) No more than one daytime guest is permitted per two overnight occupants, and any daytime guest must depart prior to the start of quiet hours.

OK (6) In the event of a complaint received by the Town, the property is subject to inspection by the Town Code Enforcement Official within 24 hours, and any rental tenant must not interfere with the inspection.

OK B. Term of short-term rental. No short-term rental contract shall be for a term of less than 24 hours.

N/A C. Occupancy limitation for lots of more than five acres and where permittee is residing on-site during the duration of the short-term rental. The maximum number of overnight occupants shall be no greater than the least of the following standards, which will be noted on any issued permit:

(1) Four persons per bedroom as determined by the Building Inspector; or

(2) The number of persons supported by the septic system capacity as determined by the Town Engineer if the dwelling is not served by public sewer.

OK D. Occupancy limitation under all other circumstances. The maximum number of overnight occupants shall be no greater than the least of the following standards, which will be noted on any issued permit:

OK (1) Twelve persons; or

N/A (2) Four persons per bedroom as determined by the Building Inspector; or

N/A (3) The number of persons supported by the septic system capacity as determined by the Town Engineer if the dwelling is not served by public sewer.

- OK E. Remote digital monitoring of occupancy. Where a short-term rental is rented or intended to be rented for transient occupancy during periods when the manager is not residing on-site, the site shall be digitally monitored by the manager to ensure compliance with the maximum number of allowable guests and visitors entering the premises, and to provide evidence to the Building Inspector of such compliance should he or she need to investigate complaints. Digital monitoring shall include outdoor cameras adequate in number, location and view angle to monitor arrivals and departures at the property. Digital video recordings shall be taken during times when the property is rented and kept for a minimum of 30 days, and copies shall be provided to the Building Inspector upon request. Notice of locations and purpose of cameras shall be provided to renters as well as disclosure of audio recording, if any.
- OK F. Short-term rental occupancy shall not be permitted in any vehicle, trailer or camper, and sleeping accommodations shall not be provided in a tent or other temporary structure.
- OK G. Exclusive short-term use. There shall only be one short-term rental tenant at any time for any property permitted under this chapter. A nontransient owner or tenant and their family residing at the property as their principal residence may continue to occupy the residential lot during the tenancy of a short-term rental tenant, so long as the total occupancy limitation is not exceeded.
- OK H. Lodging taxes. The permit holder shall be responsible for collecting and remitting any required lodging and/or sales taxes on the short-term rental fee, as required by local, county, state or federal law.
- OK I. Insurance. Permit holders shall maintain liability insurance for injuries or damage caused by rental guests in an amount determined by the Town Board, as amended from time to time and noted in a schedule to be maintained by the Town Clerk.
- J. Fire safety. An initial inspection to ensure compliance with the Residential and Fire Codes of New York State shall be required prior to issuance of a short-term rental permit, and a follow-up inspection shall be required annually. Inspection fees shall be set from time to time, according to a fee schedule adopted by the Town Board and noted in a schedule to be maintained by the Town Clerk. In addition to any requirements of the Residential and Fire Codes of New York State, the following standards shall be met:
- (1) A hard-wired fire alarm shall be installed in all bedrooms, kitchens and living spaces. As an alternative to a hard-wired system, a Wi-Fi-based system will be permitted with cellular backup.
 - (2) A fire extinguisher shall be installed in any kitchen and within 10 feet of any fireplace, fire pit, outdoor fire feature or outdoor grill.
 - (3) The fire inspector shall verify that adequate access is afforded to the property for emergency vehicles.
- OK K. Offer to rent.
- OK (1) Any offer to rent, as defined herein, shall include the valid permit number.
- OK (2) Any offer to rent shall include a disclosure of the short-term rental house policies.
- OK L. Safe access. Hard-surfaced walkways equipped with low-level lighting shall be provided from the driveway where parking is afforded to the entrance to the short-term rental.
- OK M. Compliance inspection. As an ongoing condition of the permit, the manager of the premises shall make the premises fully available to the Code Enforcement Officer or duly authorized deputy within 24 hours of receipt of a request by phone, regardless of whether the premises are currently occupied.

308 Lakes Rd

HOUSE RULES	STR Permit # _____
-------------	--------------------

A. House Policies

House policies shall be prominently displayed within the dwelling during occupancy by short-term rental tenants and shall also be included in the rental agreement signed by the contract holder.

1. Quiet Hours: 9:00 p.m.–8:00 a.m. Sunday through Friday; 10:00 p.m.–9:00 a.m. Friday through Sunday. Noise shall not unreasonably disturb adjacent neighbors.
2. Amplified Sound: Amplified sound audible beyond the property boundaries is prohibited during quiet hours.
3. Parking: Vehicles must be parked only in designated on-site parking areas. Street parking is not permitted.
4. Parties & Gatherings: Parties or gatherings by non-registered guests are not allowed.
5. Daytime Guests: One daytime guest per two overnight occupants is permitted. All daytime guests must depart before quiet hours.
6. Complaints & Inspections: Upon complaint, the Town may inspect the property within 24 hours. Tenants must not interfere.

B. Minimum Rental Term

No short-term rental contract shall be for a term of less than 24 hours.

C. Sleeping Restrictions

Short-term rental occupancy is not permitted in any vehicle, trailer, or camper. Sleeping accommodations shall not be provided in a tent or other temporary structure.

D. Exclusive Short-Term Use

Only one short-term rental tenancy is permitted at any time. A non-transient owner or tenant and their family may occupy the residence during the tenancy provided total occupancy limits are not exceeded.

E. Compliance Inspection

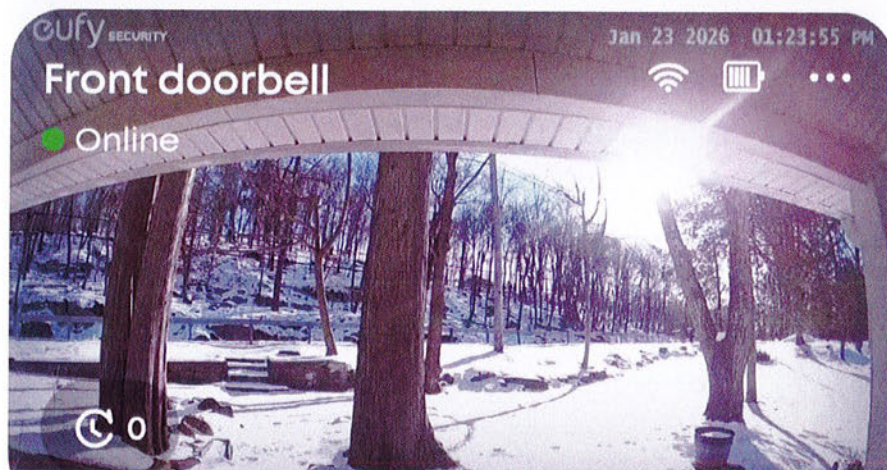
As an ongoing condition of the permit, the manager shall make the premises available to the Town Code Enforcement Officer within 24 hours of request, regardless of occupancy.

Failure to comply with these House Rules may result in immediate termination of the rental and enforcement action by the Town.

☰ jacobziche... ▾



Favorites Security





Front doorbell



eufy SECURITY

Jan 23 2026 02:02:55 PM



173KB/s





Garage



212K/s

Hold & Speak





Backyard



eufy SECURITY

Jan 23 2026 02:02:34 PM



192K/s

Hold & Speak





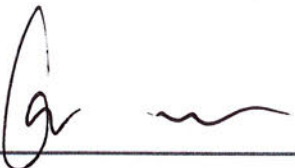






SHORT-TERM RENTAL PERMIT AFFIDAVIT OF NOTICE

I, Jacob Zicherman, certify that I have provided notice of an application for a Short-Term Rental Permit to property owners and residents within 500 feet of the Short-Term Rental location as required by the Town of Monroe **Chapter 40 B**. This notice provides the owner and/or owner representative information, including the emergency 24/7 phone number.


Signature

1/20/2026 + RESENT ON 2/17/26
Date

334089 7-1-81.4



334089 7-1-106



334089 19-1-22



334089 7-1-82.1



334089 7-2-35



334089 19-1-23



334089 7-1-84



334089 19-1-1.1



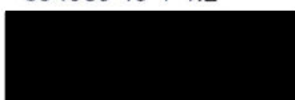
334089 19-1-24



334089 7-1-86



334089 19-1-1.2



334089 19-1-25



334089 7-1-87



334089 19-1-1.3



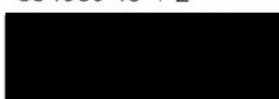
334089 19-1-26



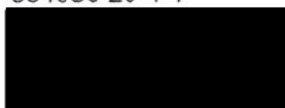
334089 7-1-88



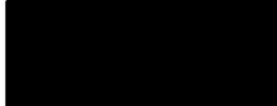
334089 19-1-2



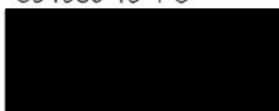
334089 20-1-1



334089 7-1-89.1



334089 19-1-5



334089 20-2-1



334089 7-1-89.2



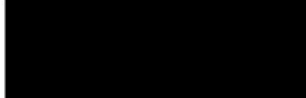
334089 19-1-6



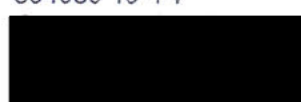
334089 20-2-2



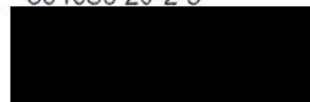
334089 7-1-89.3



334089 19-1-7



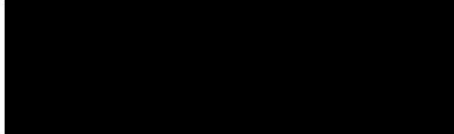
334089 20-2-3



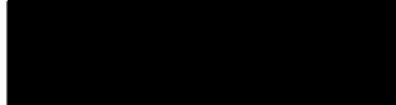
334089 7-1-105



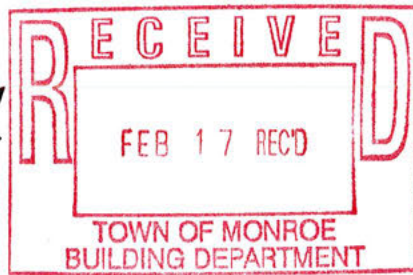
334089 19-1-8



334089 20-2-4



berta A



PUBLIC NOTICE OF SHORT TERM RENTAL PERMIT APPLICATION

DATE SENT: 1/20/2026

As required by **Section 40-7-B** of the Town of Monroe Municipal Code, at least 30 days prior to issuance of a Short-Term Rental Permit, occupants of all residences and businesses located within 500 feet from the residence must be notified of the proposed permit application and be provided with the contact information where they can seek additional information or register written concerns or objections.

You are being advised that the below mentioned individual has applied for a Short-Term Rental Permit to allow rental of below mentioned property for periods of 30 days or less as allowed by **Chapter 40** of the Town of Monroe Municipal Code.

ADDRESS TO BE USED AS SHORT-TERM RENTAL:

→ 308 Lakes RD Monroe NY 10950

Total Number of Bedroom: 4 Maximum Occupancy: 12

(Refer to submitted site plan) Location of proposed on-site parking: 4

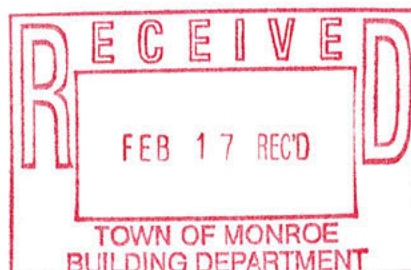
(Refer to applicate description) A description of the proposed short-term rental operation: _____

The name, address, telephone number and email of the proposed short-term rental manager that noticed property owners or lessees may contract if they wish to report any issues or file a complaint regarding any nuisance or violation of this chapter.

RENTAL MANAGER (all fields required)			
Name Jacob Zicherman			
Address [REDACTED]		City	State
Email jacob@happylivingmanagement.com		Phone Number 347-587-0916	

For more information or to submit written comments or concerns, please contact:

Town of Monroe
Building Department
1465 Orange Turnpike
Monroe, NY 10950
Phone: (845) 783-1900 ext. 208
www.monroeny.org



RE-SENT B/C OF WRONG
BEDROOM COUNT.



Certificate of Mailing — Firm

Name and Address of Sender 308 Lakes Rd LLC [Redacted]		TOTAL NO. of Pieces Listed by Sender		TOTAL NO. of Pieces Received at Post Office™		Affix Stamp Here Postmark with Date of Mailing	
Postmaster, per (name of receiving employee)		[Redacted]		[Redacted]		U.S. POSTAGE PAID MONROE, NY 10850 FEB 17 26 AMOUNT \$4.20 S2324E501244-77 UNITED STATES POSTAL SERVICE 0000	
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage		Fee	
1.		334089 19-1-5 [Redacted]		[Redacted]		[Redacted]	
2.		334089 19-1-6 [Redacted]		[Redacted]		[Redacted]	
3.		334089 19-1-22 [Redacted]		[Redacted]		[Redacted]	
4.		334089 19-1-23 [Redacted]		[Redacted]		[Redacted]	
5.		334089 19-1-24 [Redacted]		[Redacted]		[Redacted]	
6.		334089 19-1-25 [Redacted]		[Redacted]		[Redacted]	



Certificate of Mailing — Firm

Name and Address of Sender 308 Lakes Rd LLC [Redacted]		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here	
Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee
1.	[Redacted]	334089 7-1-89 1	[Redacted]		
2.	[Redacted]	334089 7-1-89 2	[Redacted]		
3.	[Redacted]	334089 7-1-89 3	[Redacted]		
4.	[Redacted]	334089 7-1-89 4	[Redacted]		
5.	[Redacted]	334089 19-1-7	[Redacted]		
6.	[Redacted]	334089 19-1-8	[Redacted]		

U.S. POSTAGE PAID
MONROE, NY
10950
FEB 17 26
AMOUNT
\$4.20
S2324E501244-77



0000



Certificate of Mailing — Firm

Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender		TOTAL NO. of Pieces Received at Post Office™		Affirmation Stamp Here	
308 Lakes Rd LLC [Redacted]						 U.S. POSTAGE PAID MONROE, NY 10950 FEB 17, 26 AMOUNT \$4.20 \$2324E501244.77 0000	
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage		Fee	
1. [Redacted]		334089 19-1-26 [Redacted]		[Redacted]		[Redacted]	
2. [Redacted]		334089 20-1-1 [Redacted]		[Redacted]		[Redacted]	
3. [Redacted]		334089 20-2-1 [Redacted]		[Redacted]		[Redacted]	
4. [Redacted]		334089 20-2-2 [Redacted]		[Redacted]		[Redacted]	
5. [Redacted]		334089 20-2-3 [Redacted]		[Redacted]		[Redacted]	
6. [Redacted]		334089 20-2-4 [Redacted]		[Redacted]		[Redacted]	



Certificate of Mailing — Firm

Name and Address of Sender 308 Lakes Rd LLC [Redacted]		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i>		
Postmaster, per (name of receiving employee)						
U.S. POSTAGE PAID MONROE, NY 10950 FEB 17 26 AMOUNT \$4.20 \$2324E501244-77		 0000				
USPS® Tracking Number Firm-Specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Parcel Airlift
1.	[Redacted]	334089 7-1-81.4	[Redacted]			
2.	[Redacted]	334089 7-1-82.1	[Redacted]			
3.	[Redacted]	334089 7-1-84	[Redacted]			
4.	[Redacted]	334089 7-1-86	[Redacted]			
5.	[Redacted]	334089 7-1-87	[Redacted]			
6.	[Redacted]	334089 7-1-88	[Redacted]			



Certificate of Mailing — Firm

Name and Address of Sender 308 Lakes Rd LLC [Redacted]		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt</i>	
Postmaster, per (name of receiving employee)		U.S. POSTAGE PAID MONROE, NY 10950 FEB 17 26 AMOUNT \$4.20 S2324E501244-77			
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee
1.	[Redacted]	334089 7-1-106	[Redacted]		
2.	[Redacted]	334089 7-2-35	[Redacted]		
3.	[Redacted]	334089 19-1-11	[Redacted]		
4.	[Redacted]	334089 19-1-12	[Redacted]		
5.	[Redacted]	334089 19-1-13	[Redacted]		
6.	[Redacted]	334089 19-1-2	[Redacted]		



PUBLIC NOTICE OF SHORT TERM RENTAL PERMIT APPLICATION

DATE SENT: 1/20/2026

As required by **Section 40-7-B** of the Town of Monroe Municipal Code, at least 30 days prior to issuance of a Short-Term Rental Permit, occupants of all residences and businesses located within 500 feet from the residence must be notified of the proposed permit application and be provided with the contact information where they can seek additional information or register written concerns or objections.

You are being advised that the below mentioned individual has applied for a Short-Term Rental Permit to allow rental of below mentioned property for periods of 30 days or less as allowed by **Chapter 40** of the Town of Monroe Municipal Code.

ADDRESS TO BE USED AS SHORT-TERM RENTAL:

→ 308 Lakes RD Monroe NY 10950

~~Total Number of Bedroom: 6~~ **REFER** Maximum Occupancy: 12
TO RE-SENT COPY ON 2/17/26

(Refer to submitted site plan) Location of proposed on-site parking: 2

(Refer to applicate description) A description of the proposed short-term rental operation: _____

The name, address, telephone number and email of the proposed short-term rental manager that noticed property owners or lessees may contract if they wish to report any issues or file a complaint regarding any nuisance or violation of this chapter.

RENTAL MANAGER (all fields required)			
Name Jacob Zicherman			
Address [REDACTED]		City	State
Email Jacob@happylivingmanagement.com		Phone Number 347-587-0916	

For more information or to submit written comments or concerns, please contact:

Town of Monroe
Building Department
1465 Orange Turnpike
Monroe, NY 10950
Phone: (845) 783-1900 ext. 208
www.monroeny.org



Certificate of Mailing — Firm

Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Stamp Here with Date of Receipt.
308 Lakes Rd Llc. [Redacted]		 U.S. POSTAGE PAID BROOKLYN, NY JAN 21 2026 \$4.20 32322H50027-20		
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Parcel Airlift	
1.	334089 20-2-2 [Redacted]			
2.	334089 20-2-3 [Redacted]			
3.	334089 19-1-6 [Redacted]			
4.	334089 7-2-35 [Redacted]			
5.	334089 7-1-106 [Redacted]			
6.	334089 19-1-22 [Redacted]			



Certificate of Mailing — Firm

Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.
308 Lakes Rd 1/2				
[Redacted]				
USPS® Tracking Number		Parcel Airlift		
Firm-specific Identifier				
1.	[Redacted]	334089 19-1-23	[Redacted]	
2.	[Redacted]	334089 20-1-1	[Redacted]	
3.	[Redacted]	334089 20-2-1	[Redacted]	
4.	[Redacted]	334089 19-1-5	[Redacted]	
5.	[Redacted]	334089 19-1-2	[Redacted]	
6.	[Redacted]	334089 19-1-24	[Redacted]	



U.S. POSTAGE PAID
BROOKLYN, NY
11205-26
JAN 22 2025
AMOUNT
\$4.20
S23221500827-20



Certificate of Mailing — Firm

Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.
308 Lakes Rile, [Redacted]		[Signature]	[Signature]	
Postmaster: per (name of receiving employee)		[Signature]		
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		
1.		334089 19-1-1.1 [Redacted]		
2.		334089 19-1-25 [Redacted]		
3.		334089 19-1-26 [Redacted]		
4.		334089 19-1-1.3 [Redacted]		
5.		334089 19-1-1.2 [Redacted]		
6.		334089 19-1-7 [Redacted]		

U.S. POSTAGE PAID
BROOKLYN, NY
11205
JAN 23, 26
AMOUNT
\$4.20
S2322H500827-20

UNITED STATES
POSTAL SERVICE®
0000

PARCEL AIRLIFT

U.S. AIR MAIL PERMIT
JAN 21 2026
UNITED STATES POSTAL SERVICE



Certificate of Mailing — Firm

Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.
308 Lakes Rd 11a [Redacted]		1	1	
USPS® Tracking Number Firm-specific Identifier				
1. [Redacted]		334089 7-1-88	[Redacted]	
2. [Redacted]		334089 7-1-89.1	[Redacted]	
3. [Redacted]		334089 7-1-89.2	[Redacted]	
4. [Redacted]		334089 7-1-105	[Redacted]	
5. [Redacted]		334089 7-1-89.3	[Redacted]	
6. [Redacted]		334089 20-2-4	[Redacted]	



U.S. POSTAGE PAID
BROOKLYN, NY
JAN 17 2006
AMOUNT
\$4.20
82922H500627-20



~1 Airlift



Certificate of Mailing — Firm

Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender		TOTAL NO. of Pieces Received at Post Office™		Affix Stamp Here Postmark with Date of Receipt.	
308 Lakes Rd LLC							
Postmaster, per (name of receiving employee)							
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)					
1.		334089 7-1-87					
2.		334089 7-1-82.1					
3.		334089 7-1-81.4					
4.		334089 7-1-86					
5.		334089 7-1-84					
6.		334089 19-1-8					



U.S. POSTAGE PAID
BROOKLYN, NY
JAN 11 2026
AMOUNT
\$4.20
S2322H500627-20

Parcel Airlift

CERTIFICATION FORM ATTESTING COMPLIANCE WITH § 40-7 A (8) (a thru e)

I, Jacob Zicherman, acknowledge that I am the owner of the property to which I am applying for a short-term rental permit and attesting the compliance with the following:

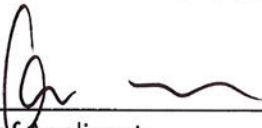
(a) That I have not previously advertised, or have ceased advertising, for the short-term rental that is the subject of this application, and will not begin, or resume, any advertising until a permit is approved.

(b) I have no financial interest in any other property within the Town of Monroe associated with a short-term rental permit; or, if the owner has a financial interest in a property that is subject to a short-term rental permit, the nature of the financial interest and the property address, along with a copy of the valid permit for that property has been submitted with this application.

(c) I have paid, or will pay, all fines that have been assessed by the Town including those assessed because of a notice of violation previously issued to me for unpermitted short-term rental use or activity, prior to the processing of the short-term rental permit application.

(d) I acknowledge that all statements made on the certification form and provided during the short-term rental permit application process are correct to the best of my knowledge.

(e) I acknowledge that any false information or misrepresentations made in the application or during the application process shall result in an enforcement action pursuant to §40-10.



Signature of Applicant

01/05/2026

(Date)



ORANGE COUNTY DEPARTMENT OF FINANCE

Kerry Gallagher
Commissioner

Andrea Concannon Coleen Harris
Deputy Commissioner Deputy Commissioner

Located at:
255 Main Street
Goshen, New York 10924

Administration:	845-291-2485
Accounts Payable:	845-360-6666
Payroll Office:	845-291-2030
Audit:	845-291-2510
Property Tax:	845-291-2480
Main Fax:	845-378-2372
Payroll Fax:	845-360-9170

Steven M. Neuhaus
County Executive

January 20, 2026

Jacob Zicherman
308 Lakes Rd, LLC

Dear Operator,

The Orange County Hotel and Motel Occupancy Tax was filed with the New York State Department of State and was effective as of September 15, 2009.

Enclosed please find the following documents:

- Certificate of Authority
- Rules and Regulations
- Return of Tax on Occupancy of Hotel and Motel Rooms form
- Local Law No. 13 of 2009
- Local Law No. 12 of 2025

You may make copies of the return, which are due quarterly, for future filings. The local law, the return and the Rules and Regulations are available on the County's website www.orangecountygov.com under:

- County Departments
 - Finance Department
 - Hotel and Motel Occupancy Tax
 - Return of Tax on Occupancy of Hotel Rooms form

The Certificate number you have been issued is **H-00407**. This must appear on all correspondence, including the quarterly returns and all checks.

If you should have any questions, please call this office at 845-291-2486.

Sincerely,

Kerry Gallagher

Commissioner of Finance

www.orangecountygov.com



CERTIFICATE OF AUTHORITY

HOTEL AND MOTEL OCCUPANCY TAX

Steven M. Neuhaus
County Executive

Kerry Gallagher
Finance Commissioner

IDENTIFICATION NUMBER

H - 00407

(Use this number on all returns, payments & correspondence)



Issued: January 2026

BUSINESS NAME:

ADDRESS:

308 Lakes Rd, LLC
308 Lakes Road
Monroe, NY 10950

is authorized to collect Hotel and Motel Occupancy Tax under Local Law Number 13 of 2009, pursuant to Chapter 208 of the Laws of 1983 of the State of New York.

This certificate must be prominently displayed in the place of business.

Collection: Town & County 2026

Fiscal Year Start: 1/1/2026

Fiscal Year End: 12/31/2026

Warrant Date: 12/29/2025

Total Tax Due (minus penalties & interest) \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
1/7/2026	1/6/2026	\$4,561.67	\$4,561.67	\$0.00	\$0.00	Internet	Full Payment

Tax Bill #	SWIS	Tax Map #	Status
005282	334089	19-1-2	Payment Posted
Address	Municipality	School	
308 Lakes Rd	Town of Monroe	Monroe-Woodbury Csd	

Owners

Marcovici Rodit R
308 Lakes Rd
Monroe, NY 10950

Property Information

Roll Section: 1
Property Class: 1 Family Res
Lot Size: 2.60

Assessment Information

Full Market Value: 841800.00
Total Assessed Value: 91000.00
Uniform %: 10.81

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
COUNTY	124638634	3.3000	91000.000	18.61949100	\$1,694.37
TOWN	3383947	2.1000	91000.000	8.19958600	\$746.16
HIGHWAY	1494810	92.8000	91000.000	6.99683900	\$636.71
Monroe fire	2403643	2.1000	91000.000	5.72703300	\$521.16
Monroe Library	1531325	1.7000	91000.000	3.64805000	\$331.97
Monroe town lt	93763	-15.3000	91000.000	0.43350600	\$39.45
Monroe refuse	0	0.0000	200.000 Units	2.27772200	\$455.54
Co I bond stp&intc	544786	-9.9000	91000.000	1.49790100	\$136.31

Total Taxes: \$4,561.67

Estimated State Aid - Type	Amount
County	143512347.00
Town	677529.00

Mail Payments To:

Town of Monroe
Tax Collector
1465 Orange Turnpike Monroe, NY 10950



TAX SEARCH

The unpaid taxes, water rates, assessments and other matters relating to taxes that are properly filed and indexed as liens as of the date of this search are set forth below. This search does not include any item that has not become a lien through the date of this search nor does it include installments due after the date of this search. This search does not cover any part of streets that the above captioned premises abut. If the tax lots reported cover more or less than the premises under examination, this fact will be noted herein. In such cases, the interested parties should take the necessary steps to make the tax map conform to the property description to be insured.

October 6, 2025

Title #:	LTA25S-2571O	Assessed to:	Rodit R. Marcovici
Premises:	308 Lakes Road	School District:	Monroe-Woodbury CSD
County:	Orange	Village:	None
Town:	Monroe	Building Class:	210 - Single Family Residence
SWIS:	334089	Acreage:	2.60
Section:	19	Assessed Value:	Land: 33,000 - Total: 91,000
Block:	1	Exemptions:	None
Lot:	2		

2025 Town/County Tax: 1/1-12/31 2025

Full Tax:	\$4,325.58	Due 1/1/25	Paid
-----------	------------	------------	------

2025/2026 School Tax: 7/1-6/30 2025/2026

Full Tax:	\$13,832.55	Due 9/1/25	Paid
-----------	-------------	------------	------

Water/Sewer: Private

Run Date: 10/06/25 Subject to continuation prior to closing.

Recent payments of open items on this search may not yet be reflected on the public records. Therefore, in order to prove recent payments, it is advisable for the seller or borrower to present receipted bills at closing.

CONTINUED ON NEXT PAGE



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
1/5/2026

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Global Risk Services Group Inc 670 Flushing Ave Ste 201 Brooklyn, NY 11206	PHONE (A/C, No, Ext): (718) 840-3636	COMPANY Safeco Insurance Company Of Indiana 350 East 96th St, Indianapolis, IN 46240
FAX (A/C, No): (718) 840-3637	E-MAIL ADDRESS: Sam@globalrsg.com	
CODE: AGENCY CUSTOMER ID #: 308LAKE-01	SUB CODE:	
INSURED 308 Lakes Rd LLC	LOAN NUMBER	POLICY NUMBER
	EFFECTIVE DATE 12/18/2025	EXPIRATION DATE 12/18/2026
	☐ CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION

LOCATION/DESCRIPTION Loc # 1, 308 Lakes Rd, Monroe, NY 10950
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION				PERILS INSURED	BASIC	BROAD	SPECIAL	AMOUNT OF INSURANCE	DEDUCTIBLE
COVERAGE / PERILS / FORMS									
Loc # 1								\$1,000,000	2,500
Dwelling								\$89,500	
Personal Property								\$200,000	
Fair Rental Value								\$500,000	
Personal Liability Each Occurrence								\$10,000	
Medical Payments Each Person								\$173,600	
Other Structures									

REMARKS (Including Special Conditions)

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS	☒ ADDITIONAL INSURED	LENDER'S LOSS PAYABLE	☒ LOSS PAYEE
	☒ MORTGAGEE		
POC	LOAN #		
	AUTHORIZED REPRESENTATIVE		

FOR OFFICE USE ONLY

Application #

TOWN OF MONROE

1465 Orange Turnpike Monroe, NY 10950

Telephone (845) 845-783-1900 www.townofmonroeny.gov**ENTITY DISCLOSURE FORM**

(This form must accompany all land use applications submitted by any Entity as defined herein)

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Doing Business Name, Corporation or Association (hereinafter referred to as the "Entity") filing a land-use application before the Town Board is required pursuant to Section 23-11A of the Town Code of the Town of Monroe. The names of all Members of the Entity for the past year from the filing of any land use application must be set forth. Also, the applicant must attach a copy of all Entity documents filed with the New York State Secretary of State or in any other State of its formation as well as all records regarding Membership Interests in the Entity, minutes of any Meetings and records of transfer of any membership interests since the formation of the Entity. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the section being supplemented.

SECTION A.

Name of Entity 308 Lakes RD LLC	Project Name and Address 308 Lakes RD
Address of Entity [REDACTED]	City, State, Zip Code Monroe NY 10950
State of Formation New York	Email and telephone contact information jacob@happylivingmanagement.com

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, manager, authorized persons, beneficial owners, any others with any interest in or with the above referenced Entity. List all persons with a membership or voting interest or controlling position in the Entity along with that parties' business or personal address and telephone number, e-mail address and other contact information. "Authorized person" used herein means an individual or entity, whether or not a shareholder, member, officer or director, or person identified by any other title who is authorized to act, solely or in conjunction with others, on behalf of or for the Entity. Use a supplemental sheet to list additional persons.

Name	Address	Telephone Number
Jacob Zicherman		847-587-0916

SECTION C. Does any party identified in Section B currently hold a paid or unpaid position with an agency of the Town of Monroe?

☐ YES

☒ NO

If yes, list every Board, Department, Office, agency or other position with the Town of Monroe with which a party has a position, unpaid or paid, and identify the agency, title, and date of hire.

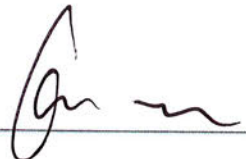
Agency	Title	Date of Hire

SECTION D. The information contained herein shall be updated with the Town Clerk no later than thirty days after any change in information.

Any person who (1) provides false or fraudulent beneficial ownership information; (2) willfully fails to provide complete or updated information; or (3) during the application process, fails to obtain or maintain credible, legible, and updated beneficial ownership information shall be subject to suspension of any pending application by the applicant entity or a stop work order on any work relating to the application or both, in addition to any other applicable penalties under the Town Code or State or Federal Statute or both.

STATE OF New York COUNTY OF Kings.

I, Jacob Zicherman being first duly sworn, according to law, deposes and says that I am (Title) owner/member, an active and qualified member of the 308 Lakes Rd Llc, a business duly authorized by law to do business in the State of New York, and that the statements made in the forgoing affidavit are true, accurate, and complete. I further understand that land use applications may have a significant impact upon the health, safety and general welfare of the Town, its inhabitants and visitors, and the Town Board is required to be certain that anyone with any interest or controlling position of the Entity who applies for any land use approval or permission must have no conflict of interest as that term is defined in Town Law as well as the General Municipal Law and that the disclosure of any officers, directors, members, shareholders, managers, authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a membership or voting interest in the entity is required to be made in any land use application or request for any approval from the Town to be certain no conflict of interest exists and without the disclosure a full review of any conflict cannot take place.

(Signature)  (Print) Jacob Zicherman.

Sworn to and subscribed in my presence

this 22 day of Jan, 20 27


(Notary Public) (Notary Expiration)

TSABIKOS FOUTOULIS
Notary Public, State of New York
No. 01FO6245404
Qualified in Kings County
Commission Expires July 18, 2027

CERTIFICATE OF OCCUPANCY



Permit No.: 2021-11163
CO #: 2021-11163

Completion Date: 08/25/2022

THIS CERTIFIES that SEC-BLK-LOT #19-1-2 located at: 308 Lakes Rd
Conforms substantially to the approved plans and specifications heretofore filed in this office with application
for Building Permit received on 03/31/2021 pursuant to which Building Permit No. 2021-11163 was issued and
conforms to all of the requirements of the applicable provisions of the law or code at that time. The occupancy
for which this certificate is issued:

**For an addition consisting of a 5'x15' roof front porch; a 24'x28' left side (2) car garage and a 35'x24.5'
rear addition consisting of a basement extension, new patio with outdoor kitchen at grade level,
1st floor, Dining/living & kitchen extension and rear open wood deck,
2nd floor, Master suite with full bath, bedroom #3 extension, and open wood deck to an existing Single-
Family Dwelling**

as per stamped approved drawings dated 8-4-2021 and ZBA approvals dated July 27, 2021.

Notes:

**1) Space for main dwelling owners use only and SHALL NOT be used for any other purpose except as
outlined on approved plans.**

Zoned: SR-15 as established and designated on the Zoning Map of the Town of Monroe.

This certificate is issued to: Rodit Marcovici for the aforesaid structure.

Mark Van Etten

Mark VanEtten

Assistant Building and Fire Inspector

CERTIFICATE OF OCCUPANCY



Permit No.: 2026-12684
CO #: 2026-12684

Completion Date: 02/25/2026

THIS CERTIFIES that SEC-BLK-LOT #19-1-2 located at: 308 Lakes Rd
Conforms substantially to the approved plans and specifications heretofore filed in this office with application
for Building Permit received on 02/18/2026 pursuant to which Building Permit No. 2026-12684 was issued and
conforms to all of the requirements of the applicable provisions of the law or code at that time. The occupancy
for which this certificate is issued:

**For Level 2-Alteration as per the 2025 Residential Code of NYS Section BO105 of an existing Single
Family Detached Dwelling.**

**Alterations include the reconfiguration of space, the addition or elimination of any door or window, the
reconfiguration or extension of any system, or the installation of any additional equipment as per As-
Built plans dated 2/17/2026 (revision 3).**

Notes: 1) SHALL NOT be expanded as to floor plan or (4) bedroom count.

Zoned: SR-15 as established and designated on the Zoning Map of the Town of Monroe.

This certificate is issued to: 308 Lakes Rd LLC for the aforesaid structure.

Benigno Maldonado

Benigno Maldonado
Building Inspector/Code
Enforcement Officer

CERTIFICATE OF COMPLIANCE



Permit No.: 2026-12683
CO #: 2026-12683

Completion Date: 02/17/2026

THIS CERTIFIES that the building located at: 308 Lakes Rd

SEC-BLK-LOT: 19-1-2

Conforms substantially to the approved plans and specifications heretofore filed in this office with application for Building Permit received on 02/17/2026 pursuant to which Building Permit No. 2026-12683 was issued and conforms to all of the requirements of the applicable provisions of the law or code at that time. The certificate is issued for:

**A 10'x8' wood shed installed by previous owner located to the right rear of the property a min. of 5' from the side property lines & 10' min. from the house as per survey dated 12/21/2025.
Note: No electric in shed.**

Zoned: SR-15 as established and designated on the Zoning Map of the Town of Monroe.

This certificate is issued to: 308 Lakes Rd LLC for the aforesaid structure.

Benigno Maldonado
Benigno Maldonado
Building Inspector/Code Enforcement
Officer

CERTIFICATE OF OCCUPANCY



Permit No.: 2020-11068
CO #: 2020-11068

Completion Date: 01/19/2021

THIS CERTIFIES that SEC-BLK-LOT #19-1-2 located at: 308 Lakes Rd
Conforms substantially to the approved plans and specifications heretofore filed in this office with application
for Building Permit received on 12/21/2020 pursuant to which Building Permit No. 2020-11068 was issued and
conforms to all of the requirements of the applicable provisions of the law or code at that time. The occupancy
for which this certificate is issued:

**For the renovation of an existing unfinished basement into a FINISHED rec room with egress doors,
full bathroom, and added smoke and CO detectors hardwired throughout. As per layout plan stamped
approved dated 12/23/2020. Also for the removal of a AST Oil Tank in the basement.**

**Note: Space for main dwelling owners use only and SHALL NOT be used as an accessory apartment or
for any other purpose except as outlined on approved plans.**

Zoned: SR-15 as established and designated on the Zoning Map of the Town of Monroe.

This certificate is issued to: Charles Tran Property LLC for the aforesaid structure.

Benigno Maldonado

Benigno Maldonado
Building Inspector/Code
Enforcement Officer

CERTIFICATE OF OCCUPANCY

Building Permit No: 96-4334-49

DATE: 11/17/2004

THIS CERTIFIES that the building located at:
north west side of Lakes Road

Sec-Blk-Lot: 19-1-2

conforms substantially to the approved plans and specification heretofore filed in this office with application for Building Permit received on 05/21/1996 pursuant to which Building Permit No. 96-4334-49 was issued and conforms to all of the requirements of the applicable provisions of the law or code at that time. The occupancy for which this certificate is issued is:

For a 12'x20'-6" rear open deck. A rear 8'x15' kitchen extension. A second story addition for use as three bedrooms, one full bath and a office/den room.

Situated in an WR district as established and the Zoning designated on Map of the Town of Monroe

This certificate is issued to: Jeffrey & Janine Mahran
for the aforesaid structure.



William Muenta
Building Inspector



SHORT TERM RENTAL (STR) PERMIT

THIS PERMIT MUST BE POSTED IN THE HOUSE TO SHOW THE USE IS APPROVED.

Permit No.: STR-2025-0018

Date: 10/03/2025

Permission is hereby granted to:

Owner's Name: 10 Twin Lakes LLC c/o: Jacob Zicherman

Address: [REDACTED]

Expiration Date:

10/03/2028

Designated Manager's Name: Jacob Zicherman

Address: 199 Lee Ave Ste. 719 Brooklyn, NY11211

Application/Plans Date: 03/07/2025

SBL #: 19-1-1.3

Premises Location: 10 Twin Lakes Rd

Zoning District: SR-15

PERMIT USE:

Pursuant to Town Code Ch. 40 (Rentals, Short-Term) adopted by the Town Board of the Town of Monroe 2-7-2022 by L.L. No. 1-2022, to permit this existing (7) bedroom Single-Family Dwelling to be used as a transient rental to rent or offer to rent a short-term rental (STR) within the Town of Monroe as approved by the Town Board Resolution 2025-405 on 9/15/2025.

Note: 1) Maximum occupancy shall not exceed: 12 people.

2) It shall be the responsibility of the permit holder to submit a renewal application a minimum of 60 days prior to the expiration of their existing permit.

3) Approval subject to the conditions in Section 3 (1-6) of Resolution 405/2025 dated September 15, 2025.

Pursuant to application plans and specifications approved by the undersigned, and in substantial compliance with all applicable laws, ordinances and regulations, including the "New York State Uniform Fire Prevention and Building Code", and the "New York State Energy Conservation Construction Code."

Benigno Maldonado

Benigno Maldonado

Building Inspector/Code Enforcement Officer

1. Public Comment

Subject

8.1. Rules for Public Comment

Meeting

March 16, 2026 - Monroe Town Board Meeting Agenda

Type

2. Public Comment

Subject

8.2. Public Comment

Meeting

March 16, 2026 - Monroe Town Board Meeting Agenda

Type

1. Possible motion to adjourn to Executive and or/ Attorney Client Session

Subject **9.1. Enter into Executive Session**

Meeting March 16, 2026 - Monroe Town Board Meeting Agenda

Type

1. Return to Regular Meeting

Subject **10.1. Return to Regular Meeting**

Meeting March 16, 2026 - Monroe Town Board Meeting Agenda

Type

1. Adjournment

Subject

11.1. Adjournment of Meeting

Meeting

March 16, 2026 - Monroe Town Board Meeting Agenda

Type